

# CITY OF ANGELS GENERAL PLAN



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City of Angels  
584 South Main Street  
P.O. Box 667  
Angels Camp, California 95222

General Plan Adopted 7-6-95  
Housing Element Adopted 8-4-92





## **INTRODUCTION**

### **1.1 AUTHORITY FOR THE GENERAL PLAN**

Statutory authority for a general plan is expressed in Title 7, Division 1 of the Government Code of the State of California. Article 5, Section 65302 et seq requires the county to adopt a comprehensive general plan to guide its future physical development. The plan may recognize local conditions in a format that is appropriate for the local agency. Although the general plan must address a number of different subject and elements, the City may choose the degree of specificity and level of detail that is appropriate for its circumstances.

### **1.2 REQUIRED AND OPTIONAL ELEMENTS**

The general plan must contain a statement of development policies, including diagrams, maps and text, setting forth objectives, principles, standards, and plan proposals. Seven mandatory elements are land use, circulation, housing, open space/ conservation, noise, and safety. This general plan includes a public facilities optional element.

### **1.3 PLAN PURPOSE**

The General Plan is a revision of the previous general plan which was adopted in 1982, and supersedes and replaces that document. This plan carries forward the major goals and policy framework of the 1982 Plan, but changes the format in several ways. A major purpose of the revised plan is to take into consideration the changes in conditions and circumstances that have occurred since 1982, and to express policies in a manner and format that will simplify their interpretation, administration, and application to individual development decisions. The intent of the plan is that policies, guidelines, and standards be clear and direct so that property owners and citizens may easily understand its provisions, how they apply to parcels of land, and what their cumulative impact will be on environmental conditions and quality of life.

The broad purpose of the General Plan is to express policies which will guide decisions on future growth, development, and conservation of resources through 2010 in a manner consistent with the goals and quality of life desired by the City's residents. Under State law many actions on private land development, such as specific plans, area plans, zoning, subdivisions, public agency projects and other decisions must be consistent with the general plan. The goals, policies and implementation measures set forth in the plan will be applied in a manner to insure their constitutionality.

## INTRODUCTION

### 1. AUTHORITY AND SCOPE

The purpose of this report is to provide a comprehensive overview of the current state of the project. It is intended to serve as a reference for all project members and to ensure that everyone is working towards the same goals. The report covers the following areas: project objectives, scope, and the current status of the project.

### 2. PROJECT OBJECTIVES

The primary objective of the project is to develop a new system that will improve the efficiency of the current process. This will be achieved by implementing a series of changes to the existing system. The project will also aim to reduce the time and cost of the process.

### 3. PROJECT SCOPE

The project will focus on the development of a new system that will improve the efficiency of the current process. This will be achieved by implementing a series of changes to the existing system. The project will also aim to reduce the time and cost of the process. The project will be completed by the end of the year.

The project will be managed by the Project Manager, who will be responsible for ensuring that the project is completed on time and within budget. The Project Manager will also be responsible for communicating the progress of the project to the project team and to the stakeholders.



## **1.4 COMMUNITY SETTING**

The City of Angels is the only incorporated city within Calaveras County and is located at the intersection of State Route 4 and 49 in the south central portion of Calaveras County. The City occupies portions of Townships 2 & 3 North, Range 13 East. The incorporated limits of the City consist of just over 2460 acres as the results of two recent annexations (1992 & 1993) which added 910 acres of land. The City's 1990 population was determined to be 2680.

City of Angels, historically known as Angels Camp, is located on the western slope of the Central Sierra Nevada foothills and played an important role in the gold rush era of California.

## **1.5 PLAN COORDINATION**

The General Plan is generally compatible with the general plan of Calaveras County. Areas for future expansion of the city are shown by sphere of influence. Although the City's plan does not regulate development outside of the City, it is applicable to lands within its sphere of influence. In some instances, the policies of the plan require the City to review and comment on proposed county actions. The County has amended its land use map to be compatible with the City's request for land uses within the City's sphere of influence.

## **1.6 PLAN FORMAT**

The 1982 General Plan was divided into four major sections:

- I. Project Description
- II. Environmental Setting
- III. Goal, Policy and Implementation Programs
- IV. Environmental Assessment

This general plan update is formatted into 7 required elements and this introduction:

- Part 1. Introduction
- Part 2. Land Use Element
- Part 3. Housing Element (Adopted April 19, 1994)
- Part 4. Open Space -Conservation Element
- Part 5. Circulation Element
- Part 6. Noise Element
- Part 7. Safety Element
- Part 8. Public Facilities Element





This revision and update is necessary in order to keep pace with the California planning laws relating to General Plans, commencing with Section 65300 of the California Government Code. The General Plan will serve as a policy guidance document to local decision makers regarding future growth and development of the planning area for the years 1994 to 2010.

## 1.7 PLAN ELEMENTS

**Land Use:** The Land Use Element describes where the different kinds of uses for land may be established in the unincorporated areas of the City of Angels. Sections of this element express policies which are specific to the sphere of influence.

**Housing:** Future housing production needed to accommodate projected growth was evaluated, along with some basic policies: 1) encourage development of housing for low and moderate income households, 2) meet the special shelter needs of specific population groups, 3) maintain and improve the quality of housing, and 4) encourage production of diverse types of housing. These are set forth in a separate document and are not part of this text.

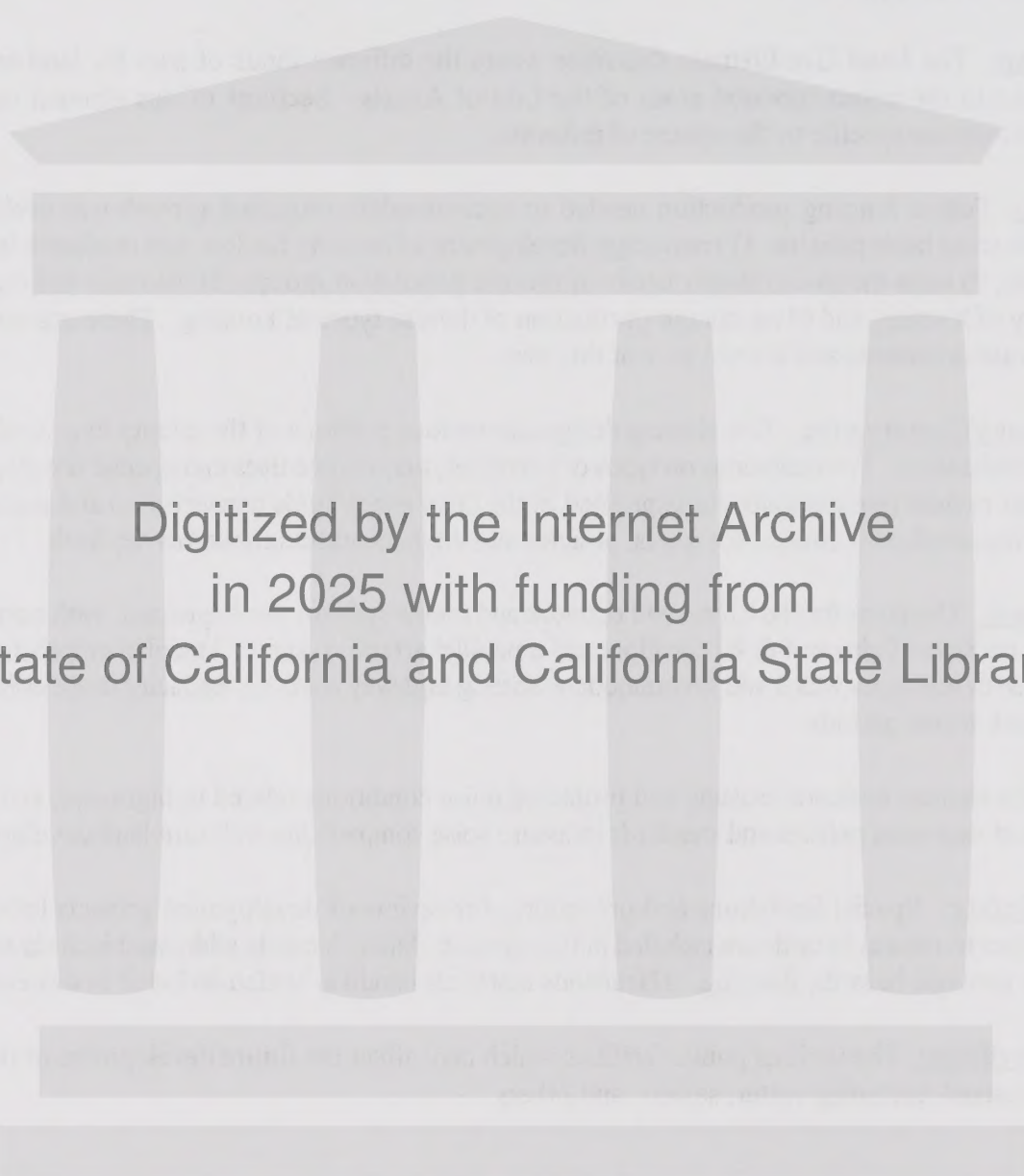
**Open Space/Conservation:** This element designates various portions of the county in several open space classifications. The limitations on types of intensities, permissible uses and special development and permit review requirements are expressed in the open space lands conservation and recreation are also discussed with compatible goals, policies and implementation measures set forth.

**Circulation:** The plans for the City's road network and transit systems are expressed, with particular emphasis on State Highway 4 & 49 corridors and a parallel arterial system. The plan emphasizes the importance of measures which will accommodate existing highway roadway capacity more efficiently during peak travel periods.

**Noise** This element evaluates existing and projected noise conditions related to highways, and other sources and expresses policies and standards to assure noise compatibility in future land development.

**Public Safety:** Special limitations and procedures for review of development projects located in areas subject to natural hazards are included in this element. Safety hazards addressed include seismic and other geologic hazards, flooding.. Hazardous materials handling is also included in this element.

**Public Facilities:** The various public facilities which may affect the future development of the city are emphasized, including water, sewer, and others.



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## 1.8 CITIZEN PARTICIPATION

The City has encouraged a high degree of public awareness of planning and development issues and participation by interested citizens in the preparation and consideration of plan policies. The Planning Commission conducted numerous workshops and public hearings in preparation of this document for City Council adoption. The City Zoning Ordinance requires public hearings for site plan review on virtually all high density residential, commercial for industrial projects. This provision guarantees citizen participation in all projects. The subdivision ordinance requires public hearings on all tentative maps. These established procedures insure that development of the community will follow the input of this General Plan. Local residents and property owners have been and will be encouraged to express their views about planning issues and policies incorporated in this general plan.

### 1.9 PURPOSE

The Land Use Element provides the framework, policies and goals to guide the future development of the City. It is the primary tool for implementing the General Plan and for coordinating the various elements of the General Plan.

The Land Use Element will guide the growth and development of the City in a way that is consistent with the goals and objectives of the General Plan. It will also provide a framework for the City to coordinate the various elements of the General Plan and to ensure that the City's development is consistent with the goals and objectives of the General Plan.

### 1.10 RELATIONSHIP TO OTHER ELEMENTS

The Land Use Element relates to the goals and objectives of the other elements of the General Plan. The elements are interrelated and interdependent.

1. All elements of the General Plan, including the Land Use Element, are interrelated and interdependent.
2. Policies in the Land Use Element support policies in other elements.
3. The Land Use Element will guide the development of the City in a way that is consistent with the goals and objectives of the General Plan.

### 1.11 SCOPE AND ORGANIZATION

The Land Use Element is organized as follows:

- A. The Land Use Element provides the framework, policies and goals to guide the future development of the City.
- B. The Land Use Element will guide the growth and development of the City in a way that is consistent with the goals and objectives of the General Plan.
- C. The Land Use Element will provide a framework for the City to coordinate the various elements of the General Plan and to ensure that the City's development is consistent with the goals and objectives of the General Plan.





## **PART 2**

### **LAND USE ELEMENT**

#### **2.1 PURPOSE**

The Land Use Element provides the distribution, location and extent of uses of land for housing, business, industry, open space, natural resources, recreation, education, public buildings and other uses.

The Land Use Element and its polices guide growth and the development and use of land through 2010. The City recognizes that the polices of this plan represent a balance between the individual rights of property owners and the health, safety, and welfare needs of the community at large. Decisions made pursuant to this plan shall further community goals and objectives while not unconstitutionally abridging property rights.

#### **2.2 RELATIONSHIP TO OTHER ELEMENTS**

The Land Use Element balances the various goals and objectives of the other elements of the general plan. The elements are internally consistent because:

1. All elements use the same population, housing, and employment projections.
2. Policies in the Land Use Element support policies stated in other elements.
3. The land use plan maps and the accompanying text represent a balance among the various goals and objectives included in all elements. Site specific factors may result in less intensive use or lower density than allowed by the land use maps.

#### **2.3 SCOPE AND ORGANIZATION**

The Land Use Element has three major sections:

- A. The land use policy framework and compatibility with Calaveras County land uses.
- B. A land use plan map.
- C. Goals, policies and implementation programs.

## THE PROBLEM

### 1.1 INTRODUCTION

The first part of the report is devoted to a general discussion of the problem. It is shown that the problem is a special case of a more general one, and that the solution of the general problem will solve the special problem.

The second part of the report is devoted to a detailed discussion of the problem. It is shown that the problem is a special case of a more general one, and that the solution of the general problem will solve the special problem.

### 1.2 THE PROBLEM IN THE LITERATURE

The third part of the report is devoted to a detailed discussion of the problem. It is shown that the problem is a special case of a more general one, and that the solution of the general problem will solve the special problem.

The fourth part of the report is devoted to a detailed discussion of the problem. It is shown that the problem is a special case of a more general one, and that the solution of the general problem will solve the special problem.

### 1.3 CONCLUSIONS

The fifth part of the report is devoted to a detailed discussion of the problem. It is shown that the problem is a special case of a more general one, and that the solution of the general problem will solve the special problem.

1. The first part of the report is devoted to a general discussion of the problem.
2. The second part of the report is devoted to a detailed discussion of the problem.
3. The third part of the report is devoted to a detailed discussion of the problem.
4. The fourth part of the report is devoted to a detailed discussion of the problem.
5. The fifth part of the report is devoted to a detailed discussion of the problem.



The land use maps and text must be used together in order to fully understand the policies applicable to any particular situation. The land use maps have been prepared, to the extent possible, using the goals, objectives, and policies of the land use and other elements as well as those of previously adopted plans. Plan designations are based upon an evaluation of natural and cultural characteristics as well as the Countywide land use policy where lands border the City limits. However, the analyses did not always include a detailed study of the circumstances and environmental constraints of each specific parcel. Future detailed evaluation of specific properties may show that an alternate use is warranted. For this reason, and upon proper application, the City will consider amendments to this plan. Denial of a specific property owner's request through the update process should not prejudice the right of such owner to apply for a future plan amendment based on more specific environmental or other pertinent information.

Future changes to the land use plan maps, whether to change the use category or permitted residential density, may be accomplished only through the general plan amendment process, provided that minor technical corrections involving the exercise of no discretion may be made in order to accurately reflect the intent of the City Council in adopting the General Plan. These corrections may be accomplished by consent calendar vote of the City without a general plan amendment pursuant Section 65358 of the Government Code.

Where parcels, subject to lot line adjustment, are located in different land use categories, or other general plan designations, the following guidelines should be applied:

1. When the adjustment significantly changes a general plan designation, require a concurrent filing of a general plan amendment.
2. When the adjustment is minor in nature, it may be determined to be consistent with the general plan.

The final part of the land use element is the implementation program. It is intended to include specific measures to bring City land use regulations into conformance with the policies of this plan.

## **2.4 AREA PLANNING DESCRIPTION**

The planning area encompasses approximately 14.5 square miles, or 9,280 acres. The City Limits area is 3.84 sq. miles or 2,461 acres. Prior to 1982 the City Limits encompassed only 17% of the total planning area, approximately 1600 acres. In 1989, the City annexed 73.3 acres for the Angel Oaks Subdivision. Total incorporated area, to date, is 2,460 acres or 3.8 square miles of the 14.5 square miles in the Planning Area.





| <b>TIME FRAME</b>                 | <b>CITY LIMIT AREA</b> |
|-----------------------------------|------------------------|
| Before 1982                       | 1600 acres             |
| Stelte Annexation - 1983          | 7.21 acres             |
| Angel Oaks Annexation - 1989      | 73.3 acres             |
| Greenhorn Creek Annexation - 1992 | 521.3 acres            |
| City Spraywaste Annexation - 1993 | 258.8 acres            |
| <b>TOTAL</b>                      | <b>2.460.6 ACRES</b>   |

The planning area is characterized by gently rolling foothills, with some steep slopes on some of the more prominent hills. Elevations range from 1,100 to 1,200 feet in the southern and western portions of the area, to 1,650 to 1,850 feet located in the northern portion. Within the City, the elevation rises from approximately 1,350 feet in the Southeast corner, to around 1,550 feet in the former Altaville area of the City.

The City is bisected by two state highways. In the north-south direction by Highway 49, and in the east-west direction by Highway 4. Angels Creek enters the City Limits from the east, generally flowing adjacent to Highway 4 until its intersection with Highway 49. The creek then runs southerly out of the City, into New Melones Reservoir. Six Mile Creek comprises a portion of the City's southern boundary and eventually joins Angels Creek South of the City. Cherokee Creek drains the northern area of the City and flows northward to New Hogan in the Calaveras River system. China gulch Creek drains the central portion of the City and empties into Angels Creek near the PG&E power house at the Booster Way Bridge.

## **2.5 SPHERE OF INFLUENCE**

Consideration has been made for future planning within the City's sphere of influence. The proposed land use designations for lands in the sphere are included on Map 4. In 1986 the County of Calaveras adopted General Plan Policies to formally recognize land use designations adopted by the City for lands within our sphere of influence. The County also adopted policies to refer land use projects to the City for review and comment if located within the sphere of influence.

## **2.6 GROWTH PROJECTION & GROWTH POLICY**

According to the 1990 U.S. Census, the City of Angels had 2,582 residents in 1229 dwelling units. In 1980 the City's population was 2302 in 1112 dwelling units. Results from 10 years of growth were an increase in population of 280 inhabitants for a 10% increase. Housing increased by 177 units for a 10% increase also. Table 1 and Figure 1 presents projected population and dwelling unit count through the 20 year planning period. (The reader is referred to the 1992 Housing Element for further statistical information).





## **2.7 EXISTING & PROPOSED LAND USE**

Land use patterns of the City were surveyed as part of the 1989 Traffic Circulation Study. The table on page \_\_\_\_ summarizes the 1989 land uses and projected year 2010 build out.

The projected growth rate used in the Circulation Element was 5.7% compounded annually. This same growth rate was used for water and sewer system planning. The projected growth rate was consistent with the Calaveras County, 1990 estimated annual growth rate of 4.6%.

## **2.8 LAND USE MAP**

The land use Map depicts the proposed land uses for Angels Camp and its sphere of influence for the year 2010. The maps show the proposed land use for incorporated Angels Camp and lands within the Sphere of Influence. Boundary lines between land use designations are delineated as specifically as possible and in most cases follow parcel lines. For the larger undeveloped areas within the Sphere of Influence area, the boundary lines between land use designations are indicated more generally. All land use classifications are more specifically located on larger scale maps maintained at the City Clerks office. Precise boundary locations of each land use designation are set forth on these maps. The following sections describe the land use designations appearing on the land use map.

## **2.9 LAND USE DEFINITIONS**

This section describes the General Plan land use designations.

### **Agricultural - AG**

This designation provides for agricultural uses such as orchards, vineyards and livestock grazing areas where the residential density does not exceed one dwelling per 5 acres. These lands are located on the perimeter of the City and outside the City Limits within the sphere of influence.

### **Residential Low Density - RL**

This designation provides for single family homes up to a density of 6 dwelling units per gross acre of total land area, not to exceed one dwelling per 6,000 square feet of lot area. Homes may be clustered to provide for increased open space or for the protection of natural and scenic resources and to facilitate the extension of urban services.

### **Residential Medium Density - RM**

This designation provides 2 zoning districts for single family and multi-family units, including apartments, mobile home parks, townhouses and condominiums within the density range of 6 to 12 units per gross acre, of total land area, and for similar and compatible uses.

## 1.1 Introduction and Scope

This report provides a detailed analysis of the current state of the market for [Product/Service]. It covers the following aspects:

- Market Overview: A general overview of the market, including its size, growth, and key players.
- Competitive Analysis: A detailed analysis of the competitive landscape, including the strengths and weaknesses of key players.
- Market Segments: A breakdown of the market into segments, such as by geography, product type, or customer type.
- Future Outlook: A forecast of the market's future performance, based on current trends and projections.

## 1.2 Market Overview

The market for [Product/Service] is characterized by a high level of competition and a strong focus on innovation. Key players in the market include [Company A], [Company B], and [Company C]. The market is expected to continue to grow at a steady pace over the next several years, driven by factors such as increasing demand for [Product/Service] and the entry of new players into the market.

## 1.3 Competitive Analysis

The following table provides a summary of the key players in the market and their respective strengths and weaknesses:

### Table 1: Key Players

The table above provides a detailed analysis of the competitive landscape, including the strengths and weaknesses of key players. This information is crucial for understanding the market dynamics and identifying opportunities for growth.

## 1.4 Market Segments

The market for [Product/Service] can be divided into several segments, each with its own unique characteristics and growth potential. These segments include [Segment 1], [Segment 2], and [Segment 3]. Understanding these segments is essential for developing targeted marketing strategies and identifying new market opportunities.

## 1.5 Future Outlook

Based on current trends and projections, the market for [Product/Service] is expected to continue to grow at a steady pace over the next several years. Key factors driving this growth include increasing demand for [Product/Service] and the entry of new players into the market. However, there are also challenges facing the market, such as intense competition and the need for continued innovation.



### **Commercial - C**

This designation provides for two commercial zoning districts in the City. Central Commercial and Suburban Commercial Zones. The Commercial designation provides for professional office uses and highway commercial uses such as a motel, restaurants and service stations. Service type commercial uses such as retail stores, supermarkets and stores offering goods and services are appropriate uses in this land use designation. No specific density criteria is established. Off street parking and landscape requirements dictate practical densities.

### **Industrial - I**

This designation provides for industrial parks, warehouses, lumber mills, mining and manufacturing and industrial uses and for similar and compatible uses that may generate heavy truck and equipment traffic. Residential uses are prohibited unless as a care taker for an industrial use. Uses which generate high noise levels, air pollution, or include a use of hazardous chemicals may be considered industrial uses for purposes of this designation. Density are governed as set forth in 2.11. Public input at hearing required may also influence project density.

### **Public Service - PS**

This designation provides for government owned facilities, public and private schools and quasi-public uses. Residential, commercial and industrial uses are prohibited. A Public Service designation can be combined with the Open Space designation.

The PS designation has been applied to the following areas on the land use maps:

### **Recreation (REC) - Combining Designation**

This designation provides for publicly owned parks and recreation and cultural facilities and may be combined with any of the primary land use designation combining of (REC) and open space (OS) is a common occurrence. This designation is applied to the following existing parks and facilities:

Utica Park (City)

Tryon Park (City)

Tryon Park - Public Swimming Pool (Owned by Veterans)

Copello Park (AMA Boosters - in sphere of influence)

Bret Harte High School (Combined with PS)

Mark Twain Elementary School (Combined with PS)

### **Open Space - OS**

This designation provides for agricultural and other open space uses to protect and maintain the open and rural character of lands surrounding Angels. This designation also applies to portions of Angels Creek prone to flooding and may be combined with recreation classification.





### **Special Planning - SP**

This designation provides for a mix of land uses to accommodate various types of development. It may be used as a freestanding designation or with a base designation. As a freestanding designation, any and all uses may be considered. In both cases proposed uses must be shown on a development plan for the particular project which shall be approved by the City Council. This designation applies to Planned Developments which utilize open space and clustered residential development in a common project.

### **Mining - MN**

This designation may be combined with any principal designation to delineate current and future mineral resource extraction areas.

## **2.10 HISTORIC OLD TOWN AND ANGELS CREEK**

The designation of a historic zoned area or route allows a local government to regulate the following:

- density and/or intensity of development.
- require site planning
- control outdoor advertising
- regulate grading and landscaping
- apply design review of structures and equipment

The City has designated the downtown area of Angels as an historic area and all development there in is subject to certain conditions when improvements are proposed. The City's intent is to maintain the gold rush character and appearance where feasible. See open space - conservation element for further discussion of Angels Creek.

## **2.11 GOALS, POLICIES & IMPLEMENTATION MEASURES**

### **A. GOALS**

1. Foster the physical, social and economic growth capabilities of the community.
2. Guide development within the City and its sphere of influence.
3. Promote a balance of commercial, industrial and residential development to maintain a viable economy within the City.
4. Preserve the historic heritage of Angels Camp.





## B. POLICIES

Policies consistent with these goals are:

1. Analyze economic impacts of major developments.
2. Promote the City of angels as the commercial and professional service center for the County of Calaveras
3. Encourage development of accommodations and services for residents and the visiting
4. Attract light industry that will not disrupt community, cause environmental problems or over use services.
5. Commercial development shall be contiguous to existing core commercial development or located along State Routes 49 and 4.
6. Encourage an atmosphere of competitive business enterprise.
7. Actively promote light industry to provide local employment opportunity.
8. Seek a desirable mix of employment service, tax base, living environment, and economic opportunity by increasing in proper proportion commercial, industrial and residential uses.
9. Encourage commercial development to service the needs of Angels and its sphere of influence.
10. Provide adequate commercially zoned land to meet the needs for commercial service.
11. Expansion of public facilities and services to mitigate impacts of new development shall be financed by developers and mitigation fees to mitigate that development.
12. Public service facilities shall be designed with the capability to accommodate growth.
13. Preservation and enhancement of existing historic buildings and sites shall be high priority.
14. Encourage development of facilities and services for tourism.

## C. IMPLEMENTATION MEASURES

1. Review and when necessary modify sphere of influence as part of the General Plan process.
2. Revise and update the City Zoning Ordinance to maintain consistency with this General Plan.
3. Maintain a historic zone.
4. Maintain liaison with the Calaveras County Historical Society and the Heritage Council.
5. Encourage commercial buildings to be of compatible design with historical nature of the community.
6. Encourage development of local interest in the enhancement of historical quality of the community.
7. Develop alternate standards for the preservation of historical buildings or structures.
8. Utilize provisions of zoning ordinance for design review of structures in the Historic District.
9. Maintain a Historic Resources Inventory of historic structures.
10. City services should not extend past the City Limits, except when legally mandated.
11. New development adjacent to the City, and within the sphere of influence, shall be annexed to the City.
12. Maintain agreement with the County that will uphold the City's goals and policies within the sphere of influence.

with the government and the people.

1. The first step is to identify the main objectives of the project.
2. The second step is to identify the main stakeholders of the project.
3. The third step is to identify the main risks of the project.
4. The fourth step is to identify the main resources of the project.
5. The fifth step is to identify the main constraints of the project.
6. The sixth step is to identify the main deliverables of the project.
7. The seventh step is to identify the main milestones of the project.
8. The eighth step is to identify the main communication channels of the project.
9. The ninth step is to identify the main reporting mechanisms of the project.
10. The tenth step is to identify the main evaluation criteria of the project.
11. The eleventh step is to identify the main monitoring mechanisms of the project.
12. The twelfth step is to identify the main control mechanisms of the project.
13. The thirteenth step is to identify the main feedback mechanisms of the project.
14. The fourteenth step is to identify the main improvement mechanisms of the project.

## 12. THE PROJECT ADOPTION MODEL

1. The first step is to identify the main objectives of the project.
2. The second step is to identify the main stakeholders of the project.
3. The third step is to identify the main risks of the project.
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14. The fourteenth step is to identify the main improvement mechanisms of the project.



## PART 3

# CITY OF ANGELS

## HOUSING ELEMENT

Adopted April 19, 1994

# CITY OF ANGELES

## HOUSING ELEMENT

Adopted July 12, 1995



## **PART 4**

### **OPEN SPACE - CONSERVATION ELEMENTS**

#### **4.1 GENERAL**

The 1982 plan contained two separate sections for Open Space and Conservation. Due to the similarity of these two issues, they have been combined into one single element in the City.

Open Spaces are lands, either publicly or privately owned which are of a open space nature. Land uses found in the designation include parks, cemeteries, schools, golf courses, playing fields, and agricultural lands.

In Angels Camp most open space lands are recreational or agricultural. Flood plains are also classified as open space. The open space (OS) and recreation (REC) land use classifications are often combined and applied to the same parcel of land.

Within Angels Camp it is appropriate to combine conservation issues in the open space element. Conservation focuses on the relationship of natural and man made resources. Conservation has been expanded to include the preservation of water supplies. Preservation of mineral resources for future extraction; and construction of energy efficient buildings which conserve heating energy over the life of the structure are also conservation issues in Angels.

#### **4.2 OPEN SPACE**

Specific open space designations are set forth in the Land Use Element and are set forth on the Land Use Map. Much open space exists in Angels because of its rural character and prominent agricultural land use. Most of the agricultural lands are located beyond the City limits. Open space designations shall be applied to lands to maintain existing land uses and maintain orderly expansion of higher intensity land uses.

#### **4.3 CLIMATE**

The Angels planning area is classified as Mediterranean Warm Summer (Csa), which is characterized by mild, wet winter seasons (November through April), and hot, dry, summer seasons (May through October). The annual temperature average at this elevation is 55 degrees, with a range of 25 to 30 inches of rain during a normal year. Snow and fog occur infrequently. During the summer, daytime temperatures are usually in the 90's, and periodically exceed 100 degrees. Wind velocities in the area are estimated at an average of 9 MPH, with calm 20% of the time; prevailing winds are from the northwest.

Figure 2 presents rainfall totals for the City of Angels and average precipitation as compiled by Hydrox Inc. of Angels Camp. Table 2 presents the rainfall totals from 1935 to 1992.

# THE EFFECT OF TEMPERATURE ON THE GROWTH OF *ESCHERICHIA COLI*

J. H. H. H. H.

The effect of temperature on the growth of *Escherichia coli* was studied in a series of experiments. The results show that the growth rate is highest at 37°C and decreases as the temperature deviates from this optimum.

It is well known that the growth rate of *Escherichia coli* is highly sensitive to temperature. The present study was designed to determine the effect of temperature on the growth rate of this organism under various conditions.

The results of the experiments show that the growth rate of *Escherichia coli* is highest at 37°C and decreases as the temperature deviates from this optimum. The growth rate is also affected by the concentration of the medium and the age of the culture.

The present study was designed to determine the effect of temperature on the growth rate of *Escherichia coli* under various conditions. The results show that the growth rate is highest at 37°C and decreases as the temperature deviates from this optimum. The growth rate is also affected by the concentration of the medium and the age of the culture.

Received for publication, June 1, 1954.

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Revised manuscript received, August 1, 1954.

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#### 4.4 GEOLOGY

Angels is located within the Sierra Nevada Geomorphic Province, a large block of the earth's crust which broke free, shifted to the east and tilted westward. The rocks of this Sierra block consist of a bedrock complex and a super jacent series of much younger sedimentary and volcanic rocks. The bedrock complex is characterized by highly folded and metamorphosed volcanic and sedimentary rocks of Paleozoic and Mesozoic ages, mainly the Calaveras Formation. Overlying the Calaveras Formation are underformed beds of sedimentary and volcanic rocks of the Tertiary age; these comprise the super jacent series.

The area is also within the zone famously known as the Mother Lode. The Mother Lode is part of a fissure system located within the Melones Fault zone, where numerous quartz veins and gold ore bodies are known to exist. Gold was abundantly available within the Angels area, as evidenced by the numerous mines that were worked in the area. Today, the City is underlaid by numerous tunnels left over from the previous mining era, and could provide some development constraints in the future.

Map 5 presents a portion of the San Andreas Geologic Map as published in Bulletin 195 in 1970 by the Division of Mines and Geology. The complex geologic structure of the area may still possess mineral reserves of commercial value. Although mineral rights are owned separately from surface rights, no immediate plans are known by the City for future mining activity. Mining is regulated in the City by Section 8.36 of Chapter 8, Health and Safety, Chapter 17, Zoning of the City Code.

#### 4.5 SOILS

Generally, the soils of the area have been formed by the weathering and breakdown of the underlying rocks and minerals including greenstone, slates, and tufts. Their natural drainage is good, runoff is medium, and erosion hazard is slight to moderate.

The preliminary soil association found in the planning area is the Guenoc-Stonyford association. Its surface layer is dark reddish brown, rocky clay loam; the subsoil is dark red heavy clay loam. Its effective depth is 35 to 55 inches.

For a profile for the general soil associations found in the areas, refer to Map 6, and Table 3.





## 4.6 HYDROLOGY

The planning area is split into two drainage basins by a ridge that enters the area from the northeast generally paralleling Murphys Grade Road. The ridge runs north around Bald Hill, flattening out in Altaville and crosses Highway 49 at Dogtown Road. Southwest across Highway 4 to the west limits of the planning area.

Drainage to the north of the ridge is assisted by French Gulch, Cabbage Gulch, and Cherokee Creek, eventually draining into San Domingo Creek, which flows to the Calaveras River. Drainage to the south is assisted by Six Mile Creek and China Gulch which flow into Angels Creek. Angels Creek then flows downstream to the Stanislaus River and New Melones Reservoir.

Flood hazard within the planning area is minimal. According to the U.S. Department of Housing and Urban Development Flood Hazard Map, there are three areas of concern in Angels. The first is located at the upper end of Purdy road south to China Gulch, proceeding down the gulch to its intersection with Angels Creek near Raspberry Lane and Booster Way. The second area of concern is along Angels Creek as it flows parallel to Finnegan Land and the southwesterly limits of the City. A third area is along Six Mile Creek where it enters the City limits near the southern corporate boundary.

Generally the area has low groundwater potential, with low yield to individual wells. Limited ground water could be a constraint to development within the City's sphere of influence.

## 4.7 WATER QUALITY

The planning area is within the San Joaquin Planning Basin of the Central Valley Regional Water Quality Control Board. This Board, along with the State Water Resources Control Board, are the principal state agencies with primary responsibilities for coordination and control of water quality.

The quality of surface waters within the area is excellent, and it listed as having less than 110 parts per million of dissolved solids, consisting mainly of calcium and magnesium bicarbonate. Additionally, suspended soils are rated low, which improves water quality.

## 4.8 AIR QUALITY

The City of Angels is located within the Mountain County Air Basin. Enforcement of air quality regulations within the basin is the responsibility of the Calaveras County Air Pollution Control District (APCD). The APCD is a semi-independent county agency that receives funding from the county but is not under the direct control of the Calaveras County Board of Supervisors. The District is managed by the Air Pollution Control Officer. District operations are run by the Environmental Health Division of the Department of Health operating under State laws and local rules. The local

5

The first of these is the fact that the early history of the country is a very obscure one. The only reliable source of information is the diary of a Frenchman, who lived in the country for a few years in the early part of the 17th century.

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rules are contained in the District's "Rules and Regulations" manual. Calaveras County is an attainment area. Air quality studies are under preparation by the Air Resources Board to determine if the County exceeds State Air Quality Standards.

#### **4.9 VEGETATION**

The planning area is located in the Blue Oak Woodland plant belt, which generally runs at the 200 to 3,000 foot elevation north to south through the foothills. It is characterized by two contrasting, often intermingled parts: pine-oak woodland, and brushlands or chaparral.

The area within the City limits, while exhibiting characteristics of the Foothill belt, also contains vegetation species not native to the area. These species have been introduced to the City in order to enhance the quality of life in the built up environment. The area within the sphere of influence has retained the atmosphere of the natural environment of the Foothill plant belt, with very few import species introduced. Commonly observed native trees and brush include the Digger Pine, Interior Live Oak, Blue Oak, Western Redbud, Poison Oak, Lupine, and Buckbrush. Grasses and forbes includes annual rye grass, prairie June grass, tarweed and vinegar weed.

Along the riparian areas, an additional variety of plants are to be found. Riparian habitat is considered one of the most valuable wildlife habitats, and often is a key to wildlife use over a wide area. Typically, wildlife diversity and density are higher in this type habitat than any other. Riparian habitats also provide important shade and nutrients for aquatic environments. Common vegetation found in the habitat include cottonwood, willow, alder, ash, blackberry, wild grape, cattails, horsetails, and sedges.

Because of its limited occurrence, high wildlife values, and importance to other habitats, high constraint values should be assigned to all land use activities adjacent to riparian areas. Proposed uses should be evaluated for their potential impact with respect to erosion and alteration of streams.

Within preparation of this analysis, no rare or endangered species of plants have been identified within the planning area. For a more thorough listing of plant life in the area, refer to Technical appendix to the General Plan appendix - Gold Cliff Golf and Country Club, Environmental Analysis, Plants & Animals.

#### **4.10 WILDLIFE AND FISHERIES**

The area is located within the Upper Sonoran Life zone. The widespread distribution of oak woodland, associated grasses, and brush in this zone provide native habitat for abundant wildlife. Oak trees afford cover and nesting sites for a variety of small birds. Accords supply of nutritious source of food for birds, small and medium sized mammals and deer. Brush and chaparral provide cover for a variety of animals and important browse for deer and birds.

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The most conspicuous mammal in this area is probably the California Black Tail Deer. Also common are the grey squirrel, ground squirrel, possum, shrew, raccoon, spotted and striped skunk, brush and jack rabbit, grey fox, and coyote.

Reptiles which inhabit the area are various lizards and snakes. Common birds include the valley quail, red tailed hawk, owls and numerous small birds. Fish commonly found in the creeks include rainbow and brown trout and the western sucker.

There are no known rare or endangered species of wildlife within the planning area except for the Western Pond Turtle. Wintering Bald Eagles are known to frequent farm ponds in the Angels vicinity but the City is not used as a wintering grounds. In the Greenhorn Creek area, one species of special status, the Copper Hawk, was observed to nest and fledged in a woodland. Other birds of special status (Swallow, Golden Eagle and Osprey) may utilize the area as part of their greater foraging area but no nesting activity has been observed.

The Western Pond Turtle has important habitat in specific ponds located in the Planning Area. Retention of habitat ponds where the turtle is present is encouraged if development affects the habitat.

#### **4.11 ARCHEOLOGICAL**

The Angels planning area is part of the territory occupied by the Central Sierra Miwok Indians. The Central Sierra Miwok made intense use of the Stanislaus and Tuolumne Rivers, and their major tributaries. These people were hunter gatherers who made their primary settlements in the lower altitudes of the foothills. At various times of the year, they would journey to the higher elevations in order to gather food not found in the vicinity of their settlements. Food processing was accomplished by using grinding implements and ovens. Hunting and butchering was accomplished with projectile points, knives, scrapers, blinds, and deadfalls.

The EDAW analysis of County Environmental Resources indicates that the planning area is located in "high" and "medium" archeological sensitive zones and is recognized in the 1986 Calaveras County General Plan. However, the historical growth and development within the City has significantly altered or destroyed any historic sites that may have existed there. It can be anticipated that such sites may still exist within the City, and probably within the Sphere of Influence. Future planning and development activities within the area should take into account any such resources discovered.

#### **4.12 ANGELS CREEK**

The Angels Creek environment is both a historical resource and riparian habitat. Its historical flows even through the summer average in excess of 40 CFS. The creek provides recreation, open space, and wild life habitat and is the essential element of Angels Camp's rural character. The amenities of a perpetual live stream are too great to tabulate. Preservation of this existing water, power and recreational resource is essential to the City.





All projects that affect the creek and its flood plain are carefully reviewed to eliminate adverse impacts. Piping the creek is not allowed. All structures that encroach the creek must meet strict environmental requirements imposed during project review.

#### **4.13 CONSERVATION**

The City conserves energy through the enforcement of the Uniform Building Code, and requiring compliance with Part 6, California Energy Code, of Title 24, California Building Standards Code, of the California State Health and Safety Code. (Section 18901). These codes are interpreted and enforced by the City Building Official.

The City cooperates with Calaveras County in the implementation of solid waste recycling measures and source reduction.

Water conservation is achieved through the City's drought policies which are adopted by resolution of the City Council. Reclaimed water is used for spray irrigation of grazing lands. Future use of reclaimed water for golf course irrigation is being considered at this time.

Soil conservation and water quality preservation are achieved through the application of erosion control measures on all substantial grading projects. The Department of Fish and Game is used to assist the City in identifying appropriate water quality issues.

#### **4.14 GOALS, POLICIES AND IMPLEMENTATION MEASURES**

##### **A. GOALS**

1. Preserve open space in order to restore and enhance the rural character of the City.
2. Enhance the livability of the community by providing parks and preserving natural, historic and scenic features of the community.
3. Provide recreational opportunity for all ages of the community.
4. Pursue expansion of community recreation through planning and construction of additional recreation facilities.
5. Preserve Angels Creek and its water flow.

##### **B. POLICIES**

1. All officially identified flood plans shall be designated open space.
2. Geologically unstable terrain shall be designated open space.
3. Retain adequate areas of open space adjacent to sewage treatment and disposal facilities for health and safety protection.
4. Open space shall be designated and maintained to reduce fire hazard potential.





5. Development of land on steep terrain or adjacent to riparian areas shall minimize disturbance of natural vegetative cover and removal of signature trees.
6. Agricultural lands shall be considered an extension of the open space network.
7. When existing recreation facilities are converted to other uses, the developer shall provide for their replacement.
8. Identify sites for future recreation opportunities by adopting a Parks and Recreation Master Plan identifying specific locations for park and recreational facilities and determine the method and procedures for acquiring, improving, designing and maintaining such sites.
9. Encourage community use of school facilities by assisting with maintenance and administration.
10. Determine recreational needs through citizen involvement.
11. Actively pursue grants and loans for recreation development from State and Federal agencies.
12. Encourage a mixture of recreational opportunities to meet community needs.
13. City shall be responsible for maintenance of community wide recreational facilities, and neighborhoods shall be responsible for small, localized recreational sites.
14. Require new development to provide land dedications or in lieu fees for parks and recreation facilities.
15. Maintain the air quality within the community at or above the standards set by the Federal Clean Air Act of 1970 and the California Air Resources Board Act of 1976 as amended.
16. Require assessment of the air pollution impacts associated with future City land use and circulation planning efforts.
17. Maintain the water quality for the citizens at or above the standards set by the Drinking Water Act of 1977 and the Federal Drinking Water Act of 1973 as amended.
18. Enforced compliance with Chapter 70 of the U.B.C.
19. Protection of soil stability to control erosion and siltation shall be required for larger
20. Use all resources available to maintain Angels Creek environment with summer stream flows of not less than 40 CFS.
21. Protection of soil stability to control erosion and siltation shall be required for larger projects.
22. Maximize source reduction and recycling efforts by cooperating with Calaveras County pursuant to Section 40051 of the Public Resources Code.
23. Maximize public involvement in the implementation of the Source Reduction and Recycling program.
24. Institute programs for source reduction and recycling.

1. Development of land on steep slopes or a slope of 15% or more shall require a site plan showing the proposed development and the proposed erosion control measures.
2. Erosion control measures shall be installed on all slopes of 15% or more.
3. When existing erosion control measures are disturbed or removed, the applicant shall submit a plan for their replacement.
4. Erosion control measures shall be installed on all slopes of 15% or more.
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### C. IMPLEMENTATION MEASURES

1. Modify existing zoning ordinance to achieve consistency with the General Plan, if necessary.
2. Use provisions of the Subdivision Map Act for dedication of open space lands and recreation space within new subdivision development.
3. Work with the local schools to use school facilities for community recreation.
4. A Parks and Recreation Master Plan for the City to identify the recreational needs of the next 20 years.
5. Utilize the environmental review process to insure development will not degrade air and water quality below acceptable standards.
6. Develop and apply grading criteria which will prevent erosion and siltation. Enforce Chapter 70 of the Uniform Building Code.
7. Study scarce natural resources in the planning area, specifically concentrating on area mineral resources.
8. Establish a mineral resource zone to allow for the extraction of valuable mineral resources.
9. Recycle and compost at least 25 percent of the solid waste generated in the City by January 1, 1995.
10. Recycle and compost at least 50 percent of the solid waste generated in the City by January 1, 2000.
11. Source separate 5 to 10 percent of the waste stream for recycle through the transfer station drop offs, curbside collection, buybacks, and separate collection of recyclable commercial waste.
12. Work with CCWD and UPUD to purchase Utica Ditch System.

1. The first step in the process of the formation of the United States was the signing of the Declaration of Independence in 1776.
2. The second step was the signing of the Constitution in 1787.
3. The third step was the signing of the Bill of Rights in 1791.
4. The fourth step was the signing of the Louisiana Purchase in 1803.
5. The fifth step was the signing of the Missouri Compromise in 1820.
6. The sixth step was the signing of the Kansas-Nebraska Act in 1854.
7. The seventh step was the signing of the Emancipation Proclamation in 1863.
8. The eighth step was the signing of the Reconstruction Act in 1867.
9. The ninth step was the signing of the Civil Rights Act in 1964.
10. The tenth step was the signing of the Voting Rights Act in 1965.
11. The eleventh step was the signing of the Immigration and Nationality Act in 1952.
12. The twelfth step was the signing of the Immigration Reform and Control Act in 1986.



## **PART 5**

### **CIRCULATION ELEMENT**

#### **5.1 PURPOSE**

The Circulation Element addresses the location and extent of existing and planned transportation routes and facilities. It is correlated with the land use element to assure that the transportation system serves future travel demand of the land use plan.

The transportation system outlined in this Circulation Element recognizes the likely limitations of funding as well as the growth inducing potential of excessive roadway capacity in areas not planned for growth. However, the City must be aggressive in obtaining revenue for needed improvements. To do less will further strain the State Highway system, City and County road capacities, and reduce the mobility and quality of life expected in Angels Camp.

The Circulation Element includes a plan for future transportation facilities that will 1) help accomplish the planned pattern of future land uses, 2) serve the needs of all population groups and enable transport of goods and materials, and 3) contribute to environmental quality and achieve environmental goals. Major considerations in the plan policies are the efficient use of existing facilities, the high cost of improvements and the critical need to complete State Highway improvements.

#### **5.2 RELATIONSHIP TO OTHER ELEMENTS**

This element and its implementing measures are coordinated with the land use element in the following manner:

1. The Circulation element is based on population projections that are also used in the Land Use Element projections of future population and economic growth.
2. Projections of future travel demands are based upon the land use element distribution of future population and economic activity.
3. The circulation plan and policies are designed to support the land use plan, maps, objectives and policies which emphasize city-centered development and limited growth outside City sphere of influence.

## CONCLUSIONS

### 2.1. INTRODUCTION

The Commission has been asked to review the progress and state of affairs in the field of the common market. It has been asked to report on the progress made since the last report in 1974.

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### 2.2. THE COMMON MARKET

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### 5.3 EXISTING SYSTEM CONDITION

Circulation patterns were established in the Angels Camp area during the gold rush days. Roads generally were routed from mine to mine with the most important roads linking the mines along the Mother Lode from the southern mines in Mariposa County to the Yuba River and more northerly mines. This was the Golden Chain now known as State Highway 49 (SR.49). East-West roads intersected SR-49, linking the Sierra with valley cities and San Francisco. Angels Camp sprung up at one such intersection, providing a stopping off point between Stockton and the upper reaches of the Stanislaus River. Major mines existed in and around the town and attracted goods and services brought to Angels Camp over these roads.

Angels Camp was built between the hills in which gold was found. Streets were cut out of the sides of the hills or followed the gullies; resulting in many streets being precipitous, narrow, and twisting. Because of lack of space and the steepness of the terrain, many houses and other structures were built close to the roads edge. Widening and straightening these streets today is difficult, if not impossible. Off street parking is, for the same reasons, limited and narrow streets are still further constricted by parking along them.

The existing transportation system is attempting to meet today's community and surrounding area access demand. The system is overburdened and in need of immediate relief. Main Street Angels is severely impacted by traffic congestion and needs the construction of State Highway Bypasses as soon as possible. Construction of additional street improvements to existing roads is also needed to facilitate traffic demands. Parking has also become a major concern. Motorists competing for on street parking add to existing congestion.

The existing system lacks continuity between state highways, city arterial, collectors, and local streets. The state highway arterial system and the City's arterials must be completed and interconnected to provide alternatives for through traffic and provide easy access to residential areas and commercial centers of the City. Proper balance of collectors and local streets feeding the arterial is an important circulation goal of the City. Functional classifications of the various streets and highways in the City system are set forth below.





## 5.4 FUNCTIONAL CLASSIFICATIONS

### CLASSIFICATION      FUNCTION      TYPES OF STANDARDS

| CLASSIFICATION                    | FUNCTION                                                                                                             | TYPES OF STANDARDS                                                                                                                   |
|-----------------------------------|----------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Minor Arterial                    | Carry large traffic volumes over long distances; county-wide or regional importance; connect major traffic operators | Number of travel lanes, driveway spacing, signalization, parking restrictions, right-of-way width, roadway width, and access control |
| Major Collector & Minor Collector | Carry local area traffic to the arterial system                                                                      | Number of travel lanes, sidewalks right-of-way width, roadway width                                                                  |
| Local Road                        | Provide access to property; carry local traffic                                                                      | Road width, right-of-way and sidewalks                                                                                               |

A proper balance of the road classifications set forth above will achieve a desired level of service for the community. Guidelines for the design of the various arterial roadway classifications is set forth below:

| Roadway Classification | Right of Way Width | Pavement Width                |
|------------------------|--------------------|-------------------------------|
| Highway 4 & 49         | 80' - 110'*        | 12' lanes<br>8' shoulder      |
| City Arterial          | 80'                | 12' lanes<br>8' shoulder      |
| Collector              | 60'                | 12' lanes<br>4' - 8' shoulder |
| Local                  | 40' - 50'          | 12' lanes<br>4' shoulder      |

\*Width subject to community input to protect existing land uses.

CLASSIFICATION OF FUNCTIONS

| FUNCTION                             | CLASSIFICATION                       | FUNCTION                             |
|--------------------------------------|--------------------------------------|--------------------------------------|
| 1. <b>Production</b>                 | 1. <b>Production</b>                 | 1. <b>Production</b>                 |
| 2. <b>Distribution</b>               | 2. <b>Distribution</b>               | 2. <b>Distribution</b>               |
| 3. <b>Consumption</b>                | 3. <b>Consumption</b>                | 3. <b>Consumption</b>                |
| 4. <b>Storage</b>                    | 4. <b>Storage</b>                    | 4. <b>Storage</b>                    |
| 5. <b>Transportation</b>             | 5. <b>Transportation</b>             | 5. <b>Transportation</b>             |
| 6. <b>Information</b>                | 6. <b>Information</b>                | 6. <b>Information</b>                |
| 7. <b>Finance</b>                    | 7. <b>Finance</b>                    | 7. <b>Finance</b>                    |
| 8. <b>Marketing</b>                  | 8. <b>Marketing</b>                  | 8. <b>Marketing</b>                  |
| 9. <b>Research &amp; Development</b> | 9. <b>Research &amp; Development</b> | 9. <b>Research &amp; Development</b> |
| 10. <b>Human Resources</b>           | 10. <b>Human Resources</b>           | 10. <b>Human Resources</b>           |
| 11. <b>Legal</b>                     | 11. <b>Legal</b>                     | 11. <b>Legal</b>                     |
| 12. <b>Public Relations</b>          | 12. <b>Public Relations</b>          | 12. <b>Public Relations</b>          |
| 13. <b>Environmental</b>             | 13. <b>Environmental</b>             | 13. <b>Environmental</b>             |
| 14. <b>Information Technology</b>    | 14. <b>Information Technology</b>    | 14. <b>Information Technology</b>    |
| 15. <b>Quality Management</b>        | 15. <b>Quality Management</b>        | 15. <b>Quality Management</b>        |
| 16. <b>Supply Chain Management</b>   | 16. <b>Supply Chain Management</b>   | 16. <b>Supply Chain Management</b>   |
| 17. <b>Project Management</b>        | 17. <b>Project Management</b>        | 17. <b>Project Management</b>        |
| 18. <b>Risk Management</b>           | 18. <b>Risk Management</b>           | 18. <b>Risk Management</b>           |
| 19. <b>Compliance</b>                | 19. <b>Compliance</b>                | 19. <b>Compliance</b>                |
| 20. <b>Corporate Governance</b>      | 20. <b>Corporate Governance</b>      | 20. <b>Corporate Governance</b>      |

The above classification of functions is based on the nature of the function and its relationship with the business. It is a functional classification and not a departmental classification. The functions are grouped into 20 categories, which are further divided into sub-functions. The functions are grouped into 20 categories, which are further divided into sub-functions.

| FUNCTION                             | CLASSIFICATION                       | FUNCTION                             |
|--------------------------------------|--------------------------------------|--------------------------------------|
| 1. <b>Production</b>                 | 1. <b>Production</b>                 | 1. <b>Production</b>                 |
| 2. <b>Distribution</b>               | 2. <b>Distribution</b>               | 2. <b>Distribution</b>               |
| 3. <b>Consumption</b>                | 3. <b>Consumption</b>                | 3. <b>Consumption</b>                |
| 4. <b>Storage</b>                    | 4. <b>Storage</b>                    | 4. <b>Storage</b>                    |
| 5. <b>Transportation</b>             | 5. <b>Transportation</b>             | 5. <b>Transportation</b>             |
| 6. <b>Information</b>                | 6. <b>Information</b>                | 6. <b>Information</b>                |
| 7. <b>Finance</b>                    | 7. <b>Finance</b>                    | 7. <b>Finance</b>                    |
| 8. <b>Marketing</b>                  | 8. <b>Marketing</b>                  | 8. <b>Marketing</b>                  |
| 9. <b>Research &amp; Development</b> | 9. <b>Research &amp; Development</b> | 9. <b>Research &amp; Development</b> |
| 10. <b>Human Resources</b>           | 10. <b>Human Resources</b>           | 10. <b>Human Resources</b>           |
| 11. <b>Legal</b>                     | 11. <b>Legal</b>                     | 11. <b>Legal</b>                     |
| 12. <b>Public Relations</b>          | 12. <b>Public Relations</b>          | 12. <b>Public Relations</b>          |
| 13. <b>Environmental</b>             | 13. <b>Environmental</b>             | 13. <b>Environmental</b>             |
| 14. <b>Information Technology</b>    | 14. <b>Information Technology</b>    | 14. <b>Information Technology</b>    |
| 15. <b>Quality Management</b>        | 15. <b>Quality Management</b>        | 15. <b>Quality Management</b>        |
| 16. <b>Supply Chain Management</b>   | 16. <b>Supply Chain Management</b>   | 16. <b>Supply Chain Management</b>   |
| 17. <b>Project Management</b>        | 17. <b>Project Management</b>        | 17. <b>Project Management</b>        |
| 18. <b>Risk Management</b>           | 18. <b>Risk Management</b>           | 18. <b>Risk Management</b>           |
| 19. <b>Compliance</b>                | 19. <b>Compliance</b>                | 19. <b>Compliance</b>                |
| 20. <b>Corporate Governance</b>      | 20. <b>Corporate Governance</b>      | 20. <b>Corporate Governance</b>      |



Standards in this table are considered to be guidelines which may be modified where warranted by site specific conditions or where Federal and State standards supersede.

Appropriate traffic index and design speeds for various classifications of roadways are set forth in the City Improvement Standards and are subject to revision by resolution of the City Council.

### 5.5 LEVEL OF SERVICE (LOS)

Level of service, LOS, is a method of classifying traffic conditions for purposes of objective evaluation. The level of service for any road is a function of all the constraints that impact traffic flow. In rural communities, an acceptable level of service can be achieved with a single land road with no shoulders. With low traffic volumes common in Angels Camp, a high level of service can easily be achieved. At the same time, these one lane roads are susceptible to a level of service reduction with only minor increases in two-way traffic. A description of level of service follows.

| <u>Level</u> | <u>Traffic Condition</u>                                                                                                                                                        |
|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| LOS "A"      | -Free flow conditions - Low volumes - High operating speed<br>-Uninterrupted flow - No restriction on maneuverability<br>-Drivers maintain desired speeds - Little or no delays |
| LOS "B"      | -Stable flow condition -Operating speeds beginning to be restricted                                                                                                             |
| LOS "C"      | -Stable flow but speed and maneuverability restricted by higher traffic volumes - Satisfactory operating speed for urban conditions<br>-Delays at signals                       |
| LOS "D"      | -Approaching unstable flow - Low speeds - Major delays at signals<br>-Little freedom to maneuver                                                                                |
| LOS "E"      | -Lower operating speeds -Volume at or near capacity -Unstable flow<br>-Major delays and stoppages                                                                               |
| LOS "F"      | -Forced flow conditions -Low speeds -Volumes below capacity, may be zero -Stoppages for long periods because of downstream congestion.                                          |

Level of service (LOS) is based on traffic conditions that have some subjectivity to them. In rural Calaveras County and Angels Camp, delays caused by traffic signals and congestion generated by high recreational traffic is less tolerable to local residents.

In evaluating project impacts from increased traffic the LOS during peak hour movements is used.

The approximate daily and peak hour vehicle capacities for various street classifications at levels of service "C" and "D" are set forth below:





**APPROXIMATE PEAK HOUR (60 MINUTES) MAXIMUM VEHICLE**

**CAPACITIES AT LEVELS OF SERVICE 'C' AND 'D'**  
(Vehicles per Hour in Heavier Direction)

| Type Facility                              | Level of Service  |                   |
|--------------------------------------------|-------------------|-------------------|
|                                            | "C"               | "D"               |
| Rural Road<br>2 L, good geometric*<br>1 L  | 1,000<br>100      | 1,200<br>120      |
| Residential Street 2 L                     | 80                | 140               |
| Collector 2L Mayor<br>3L Mayor<br>2L Minor | 500<br>650<br>400 | 560<br>800<br>450 |
| City Arterial 2L<br>4L                     | 700<br>1,500      | 780<br>1,680      |
| Arterial (State Highways)<br>2L<br>4L      | 900<br>2,000      | 1,010<br>2,240    |

\*Consistent with "A Geometric Design of Highways and Streets" by the American Association of State Highway and Transportation Officials.

1. The first step in the process of identifying a problem is to define the problem.

2. The second step is to identify the causes of the problem.

| Problem Statement |       | Cause  |       | Effect |       |
|-------------------|-------|--------|-------|--------|-------|
| Problem Statement | Cause | Effect | Cause | Effect | Cause |
|                   |       |        |       |        |       |
| Problem Statement | Cause | Effect | Cause | Effect | Cause |
|                   |       |        |       |        |       |
|                   |       |        |       |        |       |
| Problem Statement | Cause | Effect | Cause | Effect | Cause |
|                   |       |        |       |        |       |
|                   |       |        |       |        |       |
| Problem Statement | Cause | Effect | Cause | Effect | Cause |
|                   |       |        |       |        |       |
|                   |       |        |       |        |       |
| Problem Statement | Cause | Effect | Cause | Effect | Cause |
|                   |       |        |       |        |       |
|                   |       |        |       |        |       |

3. The third step is to identify the effects of the problem.



**APPROXIMATE DAILY VEHICLE CAPACITIES  
AT LEVELS OF SERVICE 'C' AND 'D'  
(Total for all lanes, both directions)**

| Type Facility                                                          | Level of Service "C"       | Level of Service "D"       |
|------------------------------------------------------------------------|----------------------------|----------------------------|
| Rural Road<br>2 L good geometric*<br>1 L                               | 5,000<br>1,200             | 5,600<br>1,400             |
| Residential Street 2 L                                                 | 1,200                      | 1,400                      |
| Collector 2 L Major<br>3L w/2way left turn lane<br>(major)<br>2L Minor | 7,000<br>10,000<br>5,000   | 8,000<br>11,000<br>5,600   |
| City Arterials 2 L<br>4L<br>3L w/2-way left turn lane                  | 10,000<br>20,000<br>14,000 | 11,300<br>23,000<br>15,700 |
| Major Arterials (State Hwy's)<br>2 L<br>4L                             | 12,000<br>22,000           | 13,500<br>25,000           |

\*As per the current text of "A Policy on Geometric Design of Highways and Streets" by the America Association of State Highway and Transportation Officials.





## 5.6 IMPROVEMENT CATEGORIES

A level of service of "C" is the desirable goal for the City. Under peak hour conditions, short durations of level of service "D" are usually acceptable. Prolonged level of "D" conditions are not acceptable.

Various improvements to the existing system are categorized below for future reference in this plan. These improvements will be required to achieve a maximum level of service.

| CATEGORY NAME       | TYPES OF IMPROVEMENTS                                                                                                                              |
|---------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| Upgrade/Maintenance | Safety improvements, curvature reductions, traffic control devices, minor pavement widening, resurfacing, intersection improvements and turn lanes |
| Minor Improvement   | Widening for continuous turn lanes, bridge widening, intersection improvements                                                                     |
| Major Project       | Additional through travel lanes to expand capacity                                                                                                 |

1990 estimates prepared as part of the annual City street inventory indicated the City maintains approximately 15.7 miles of streets. Many of these are narrow and steep, and on poor horizontal and vertical alignment. "Upgrade - Maintenance" of these streets will be necessary.

The City's ability to construct major projects or minor improvement of existing streets is limited. As the City grows, streets will be added or expanded to modern standards as conditions of specific development projects. Recent system improvements include streets within Stelte Park Subdivision, Angel Oaks Subdivision, construction of Copello Drive, and improvements on Demarest Street. Each of these was tied to specific project development. The city through the 1991 circulation study identified priority projects and methods to fund them.

Construction of SR 4 & SR 49 bypass will mitigate most of the internal circulation problems. However, improvements to the City system must be considered and implemented. These system improvements will include surface rehabilitation, widening, driveway closure & one way routing, and project specific new construction. The city maintains a long and short range project list in the County Regional Transportation Plan. This priority listing is updated every two years.

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## 5.7 STATE HIGHWAY IMPACTS

Two State Highways, Routes 4 and 49 provide access to Angels. State route 49 bisects Angels on a north-south axis. to the south SR49 leads to the recreational area of New Melones Dam and the City of Sonora and to the north is San Andreas, the County Seat. State Route 4, is an east-west route, that brings in heavy traffic from San Joaquin County to Route 49 and recreation opportunities to the east. State Route 4 is the only route in the County providing access to the High Sierra.

The Calaveras County Regional Transportation Plan classifies these two State Highways as minor arterials. Minor arterials are defined as follows:

Minor Arterials. This service classification provides a network of roads that are spaced throughout the County with the purpose of connecting community areas, traffic destination centers (such as recreation facilities and resources), and establish corridors to move traffic into and through the county. Traffic utilizing a minor arterial road tends to be a mix of through (intercounty), visitor or recreation (designation), and town to town (intercounty) traffic. All State Highways in the county are minor arterials.

Traffic volumes have been steadily increasing on SR4 and SR49. The increased usage is due to expanding tourist and recreation traffic. These traffic volumes result in extreme traffic congestion especially during peak traffic hours and during periods of peak tourist activity.

The City is bisected by State Highways 49 and 4. The entire planning area is considered by CalTrans to be an area of "low traffic volume" (less than 20,000 average daily traffic - ADT). The data indicates high traffic volumes exist on Highway 49 in the area north to the City limits. The 1979 ADT and 1991 ADT counts for Highway 49 and 4 are as follows:

**PEAK MONTH  
CAL TRANS DATA CITY TRAFFIC MODEL**

|                                  | 1979  | 1991   | 1991   |
|----------------------------------|-------|--------|--------|
|                                  | ADT   | ADT    | ADT    |
| Highway 49 North of Dogtown Road | 6,500 | 7,900  | 9,300  |
| Highway 49 @ Murphys Grade Road  | 7,100 | 8,800  | 10,000 |
| Highway 49 South of Highway 4    | 1,950 | 11,200 | 3,530  |
| Highway 4 East of Highway 49     | 1,200 | 6,200  | 6,000  |
| Highway 4 West of Highway 49     | 3,100 | 3,200  | 2,130  |





There are no CalTrans considered high traffic volume (over 20,000 ADT) areas in Calaveras County. The 20,000 ADT threshold should not be reached for 10 years. Refer to the May 1991 Circulation Study Final Report for detailed traffic information.

Angels traffic circulation problem stems from Routes 4, 49, and local traffic's joint usage of Main Street, the City's only north-south arterial. During peak months, local east-west cross traffic is brought to a standstill by congestion on Main street. A check of the 100 highest hour traffic counts show that on Route 4 practically all the high hourly volumes occur on weekends (Friday afternoon to Sunday) when recreational and through traffic is at its peak. Route 49 peak hours are more evenly dispersed with about one-half of the highest hours occurring on weekdays. This data indicates Routes 49 traffic has more local or commute characteristic than SR4 traffic.

Main Street (SR 49) is a two lane facility through downtown Angels. It is flanked by historical and commercial buildings which restricts widening improvements needed to increase level of service. Ongoing congestion problems throughout the downtown Angels Camp area are a major cause of concern to local residents, merchants, and emergency service providers. Solutions to traffic congestion here must include removing through trips from Angels by directing them to State Highway bypass routes.

#### SR 4 BYPASS

Several alternatives have been studied for a SR 4 bypass. Two routes were identified in 1992 and are acceptable to the City. The preferred route is noted on map \_\_\_\_\_. It skirts the residential development on Gardner Lane, crosses Murphys Grade Road at a 90 degree angle, and makes use of the existing Roller Bypass Road. The area is only lightly developed except where it passes between the PG&E yard and commercial businesses at Murphys Grade Road.

It should be noted that the "Angels Bypass" project is supported by the Calaveras County Local Transportation Commission (LTC) and is the #1 priority of the Local Transportation Commission 1994 Regional Transportation Plan update.

#### SR 49 BYPASS

No plans are underway, at this time, by CalTrans to develop a SR49 bypass. Several alternatives have been studied since 1962.

Angel Oaks Drive was constructed to minor arterial standards in 1989 to start the first segment of the planned arterial bypass (originally conceived as a SR49 bypass in 1980) This project is a priority for the city and must be completed. Alignments for this arterial route have been established south of SR 4 and are currently being studied north of SR4.

A 200' corridor from Angel Oaks Drive southerly limit to SR 49 south of Angels has been established (see map). This corridor is currently classified by the City as its west arterial bypass.

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The City is currently working to identify a corridor to extend Angel Oaks Drive northerly across SR 4 to SR 49 north of Angels. These specific routes under study are set forth on Map \_\_\_\_\_. the City is pursuing public road connection approvals through CalTrans from the State Transportation Commission to allow completion of this west arterial bypass.

When completed this arterial will accommodate most through traffic and may become a State Highway 49 through Angels.

## **5.8 PARKING**

Parking availability is a current problem for the city particularly in the Historical section. The City has developed a parking area Northwest and behind the Historical section and has endeavored to maintain the parking areas located Southeast and adjacent to the Historical area and adjacent to Angels Creek where is parallels SR 4. However traffic congestion in this area creates development and safety problems. State Route 4 and State Route 49 bypasses would mitigate these congestion problems. Fortunately, the balance of the commercial areas north of Historic Angels Camp have less parking pressure due to more recent development that provided off street parking areas.

The City plans construction of parking facilities at Utica Park and downtown at Hardscrabble. These new parking facilities will help meet current parking needs and reduce traffic congestion on local streets.

The City faces increased use of State Highways, competition for tourist dollars, continued development of traffic intensive land uses, and the associated increased demand for parking. Parking facility development must address current demand and shopping convenience. Parking standards should be continually evaluated to ensure that new development does not create additional parking problems.

## **5.9 PUBLIC TRANSPORTATION**

Public transit for the City of Angels is currently operated by private operators on a limited basis. Central Sierra Stagecoach is primarily designed to transport the general public and senior citizens to and from Angels and San Andreas and outlying rural areas. The service for Angels Camp is provided by a 1994 bus with a seating capacity of 15 and is wheel chair equipped. In 1993, two new 15 passenger vans were put into service by Central Sierra Stagecoach. Operations are limited to Monday through Friday. Financial assistance is received from the Urban Mass Transit Act, State Transit Act, State Transit Assisted Funds and Local Transportation Commission Funds. Calaveras Taxi Company operates a single vehicle serving Calaveras and Amador counties. The major portion of Calaveras County employment is centered in San Andreas and Angels. Consequently, some car and van pools utilize Angels as a destination. Efforts to provide parking for car and van pools will encourage additional usage. Any effort that results in the reduction of traffic congestion and parking demands will assist the City. The City plans installation of a park and bus lot at Utica Park.

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Major groups within the City that may need additional assistance with public transportation are senior citizens, the physically handicapped, and the developmentally disabled.

## **5.10 BICYCLES**

Bicycle use is increasing in popularity. No special facilities exist and no special safety features for cyclists have been incorporated into City streets or highways. Primary users are children with the second most frequent user being the recreationalist.

Bicycle use of most existing major roadways within the City is hazardous due to inadequate width and due to roadway needs of maintenance and construction. It is not probable that roadway widening to meet the needs of cyclists will occur. Several roads are planned to be wide enough to provide for bike lanes should financing become available. these bikeways are listed and shown on Map 11.

The potential for increased use of bicycles, should improvements encourage their use, needs attention to ensure that proper consideration is given to the development of bicycle paths that would link areas of traffic generation.

## **5.11 PEDESTRIAN FACILITIES**

Pedestrian facilities, primarily sidewalks, are an important element of the City's circulation system. Sidewalks provide safety and convenience by separating vehicular and pedestrian traffic. The most critical areas for the location of sidewalks are in the Central Business Districts and in areas where residential uses transition into commercial uses. It is important that the City maintain existing sidewalks and encourage the development of new sidewalks.

The sidewalk map, depicts existing sidewalks and areas where sidewalks will be required for future development.

The City contains several scenic areas including Angels Creek, wherein walking trails could be developed and maintained. This would allow increased enjoyment of the area in a controlled and safe manner. The Chamber of Commerce has prepared a historic walking tour of Angels which is reproduced as Map 13.

Equestrian travel within the City provides recreation to many residents though a formal trail system does not exist. Most equestrian travel takes place is on private lands.

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## **5.12 CIRCULATION STUDY 1991**

Bypass alternatives were studied in the Angels Circulation Study completed by the City in June of 1991. The study and various public hearings indicated that the main concerns of the residents and CalTrans are:

1. Preservation of the historical nature of the existing roadways and surrounding buildings:
2. Minimize impact on existing or expected residential and commercial activities and future development.
3. Avoid any areas where the land is undermined with former mining operations.

A proposed rerouting of Route 49 West of the City is preferred over a route within the City. Limited access to arterial is required if future congestion on bypass roadways is to be avoided.

## **5.13 CIRCULATION ISSUES AND CONCERNS**

Whenever transportation issues are discussed some common issues arise:

1. Current traffic burden will intensify until a bypass State Highway system is constructed around City.
2. City street and road improvements must be planned and constructed to accommodate growth and safety.
3. A sidewalk plan that provides safe and convenient access to commercial facilities, and residential areas, must be adopted.
4. The provision of safe and convenient commercial parking facilities needs constant attention from City officials and downtown merchants.
5. Public transportation that will meet the needs of the community should be pursued and supported.
6. Infrastructure installation, and storm drains in City streets and State highways demand constant attention from community officials to insure coordinated street improvements and best use of public right-of-ways.
7. Development of equestrian and biking trails through sections of the City should be pursued.
8. Establish a Transportation Systems Management Plan or develop programs that will reduce dependency on the automobile.

## **5.14 GOALS - POLICIES AND IMPLEMENTATION MEASURES**

### **A. GOALS**

1. Improve the existing circulation systems to meet current and projected community needs.





2. Provide modern traffic control facilities to ensure maximum safety, relocate State Highway traffic away from the business district to completed portions of the arterial network.
3. Seek and acquire State, Federal, and private financial assistance to complete arterial road system.
4. Meet the current and projected parking needs of residents, merchants, and visitors.
5. Encourage the continued use and development of alternative modes of public and private transportation services.
6. Secure financing for the development of transportation services as well as bicycle lane improvements.
7. Require new development to provide additional roadway widths and/or separate bike paths to accommodate bicycle traffic where shown on the master bikeway plan.
8. Pursue Federal and State funding for all circulation purposes, including specialized circulation facilities such as public transit, walking, biking, and riding trails as the need for such facilities arises.
9. Support the establishment of transportation systems management programs to reduce the use of the motor vehicle.
10. Encourage the use of public transit to reduce dependence on the private automobile.
11. Complete construction of Foundry Road.
12. Require the improvement of existing roads and streets sufficient to mitigate development impacts.
13. Encourage delivery service to homes and businesses.
14. Encourage transportation system management measures which reduce the use of the private automobile.

## B. POLICIES

1. Maintain an acceptable service level on Main Street.
2. Pursue a bypass plan that will meet the current and projected needs of community and surrounding area.
3. Centralize civic services where possible (fire, police, government offices, etc.) to provide easy access from all points.
4. Minimize road system improvement impact on existing lands and land uses.
5. Maintain a circulation improvement plan that includes widening, intersection improvements, one way routing, street extensions, and proposed new roadways.
6. New development shall be conditioned to provide on and off site improvements and right-of-dedication.
7. Assure compatibility with County and State road alignments.
8. Designate right-of-way requirements in advance of development.
9. Adjust specific road alignments to provide the minimum impact on the planned use of property without compromising public safety or public facilities location.
10. Direct address to arterial roads shall be limited.
11. Land development shall include on site improvement of arterial and collector streets.

1. The first step in the process of developing a new product is to identify a market need. This is often done through market research, which can be conducted in a number of ways, including surveys, focus groups, and interviews.
2. Once a market need has been identified, the next step is to develop a concept for the product. This involves creating a detailed description of the product, including its features, benefits, and target market.
3. The third step is to conduct a feasibility study. This is a study that evaluates the technical, financial, and market viability of the product concept. It typically involves a detailed analysis of the costs and benefits of the product, as well as an assessment of the competitive environment.
4. If the feasibility study is positive, the next step is to develop a business plan. This is a document that outlines the company's strategy for developing and marketing the product, as well as its financial projections.
5. The final step in the process is to launch the product. This involves creating a marketing campaign to promote the product, as well as establishing a distribution channel.

## 2. The Product Life Cycle

1. The product life cycle is a model that describes the stages a product goes through from its introduction to the market to its eventual decline. The stages are typically divided into four main categories: introduction, growth, maturity, and decline.
2. In the introduction stage, the product is first brought to market. This is often a period of high risk and high cost, as the company is trying to establish a foothold in a new market.
3. The growth stage is characterized by rapid sales growth and increasing market share. This is often the most profitable stage of the product life cycle.
4. In the maturity stage, sales growth begins to slow down, and the product becomes more competitive. This is often a period of high competition and low profit margins.
5. The decline stage is the final stage of the product life cycle, in which sales are falling and the product is becoming obsolete. This is often a period of loss for the company.



12. Identify and develop safe walkways home to schools, pedestrian traffic.
13. Develop a sidewalk plan that will inventory existing sidewalks and specify areas requiring sidewalks.
14. Require new construction or major renovation of commercial or multi-family buildings to replace, repair, or provide to City standards.
15. Periodically review this Circulation Element and revise to maintain the element as a viable and useful guide for future development of the City.
16. Maintain a list of short term and long term projects for the improvement of the circulation system to guide the growth of the City, and serve as an aid in obtaining State and Federal funding for needed improvements.
17. Monitor traffic problems on existing arterial (State Highways) and bring the need for improvements to the attention of CalTrans.
18. Obtain funding to extend West arterial bypass South from Finnegan Lane to SR49.
19. Retain parking in the historic commercial area on Main Street.
20. Provide traffic controls at intersections where traffic warrants are satisfied.
21. Work with CalTrans to identify alternatives to upgrade substandard vertical and horizontal alignment of SR49 from Angels Creek Bridge south to City limits.
22. Review intersections for signal warrants and investigate the congestion signals generate. Identify signalization alternatives in meeting communities best interests.
23. Require traffic signal installation when development adds significant traffic volumes and intersection improvements.

### C. IMPLEMENTATION MEASURES

1. Construct both an east and west bypass, build local collector street network to tie bypasses to existing and developing areas of the City.
2. Work with CalTrans and community to select Highway 4 and 49 bypass route. Solicit required support to place selected routes into the State Transportation Improvement Program (STIP) for early CTC approval.
3. Maintain a circulation plan for the entire area so that residents may know the location of proposed streets and roads.
4. Require setbacks which will ensure adequate room for street widening and beautification. Prepare a program of street beautification, including tree planting, sidewalk construction and other desirable development.
5. Require signs that enhance safety and beautification.
6. Locate arterial and major collector roads away from homes, schools and parks.
7. Encourage road patterns which follow natural land contours. Discourage excessive grading.
8. Maintain and upgrade existing roadways as a priority over City financed new road construction.
9. Upgrade existing roads as needed to carry anticipated traffic. Provide extension and connection of existing roads, whenever possible, to improve traffic circulation patterns.

1. The first step in the process of identifying a problem is to define the problem clearly.
2. The second step is to gather information about the problem.
3. The third step is to analyze the information and identify the causes of the problem.
4. The fourth step is to develop a plan of action to solve the problem.
5. The fifth step is to implement the plan and monitor the results.
6. The sixth step is to evaluate the results and make adjustments as needed.
7. The seventh step is to document the process and results.
8. The eighth step is to communicate the results to the relevant stakeholders.
9. The ninth step is to review the process and make improvements for the future.
10. The tenth step is to celebrate the success of the problem-solving process.

## Appendix A: Glossary

1. **Problem Solving:** The process of identifying a problem, analyzing it, and developing a solution.
2. **Problem Identification:** The first step in the problem-solving process, where the problem is clearly defined.
3. **Information Gathering:** The second step, where relevant information about the problem is collected.
4. **Analysis:** The third step, where the gathered information is examined to identify the causes of the problem.
5. **Plan Development:** The fourth step, where a strategy or plan is created to address the problem.
6. **Implementation:** The fifth step, where the plan is put into action.
7. **Monitoring:** The sixth step, where the results of the implementation are tracked.
8. **Evaluation:** The seventh step, where the results are compared against the goals to see if the problem has been solved.
9. **Documentation:** The eighth step, where the entire process is recorded for future reference.
10. **Communication:** The ninth step, where the results and findings are shared with others.
11. **Review:** The tenth step, where the process is evaluated to see what can be learned and improved.
12. **Success:** The final outcome where the problem has been effectively solved.



10. Maintain subdivision ordinance and improvement standards consistent with policies of the general plan.
11. Require dedication of streets, walkways, and trails as part of project conditions of approval.
12. Provide for pedestrian facilities in public service, commercial and multi-family developments.
13. Develop walkways in the commercial center, including stairways to parking lots when necessary.
14. Subdivisions and site plan approvals be conditioned to include sidewalk improvements.
15. Develop a parking plan for existing and potential commercial areas.
16. Provide public parking at strategic locations in the downtown area and require new developments to provide adequate off street parking.
17. Develop a plan for bicycle lanes and pursue construction of bicycle facilities which will provide for safe and efficient bicycle travel.
18. Signalize the intersections of the east and west bypasses as needed.
19. Revise circulation element and establish a new mitigation fee when development progresses and conditions change.
20. Promote bus service to and from special events from local parking facilities. Charter bus service from the bay area and valley locations should be promoted for special events which are expected to draw large crowds.
21. Promote public transit service in the county.
22. Provide adequate parking to serve existing and future development and improve traffic flow on narrow streets.
23. Where traffic congestion occurs prohibit parked vehicle encroachment into the traveled way.
24. Sign parking lots and encourage their use, enforce parking time limits on Main Street.
25. Encourage business community to use off street lots.
26. Retain all available off street spaces.
27. Improve the intersection of Main Street - SR4 (east) - Finnegan Lane.
28. Improve Finnegan Lane to collector standards.
29. Extend Kurt Drive from SR 4 northward to Murphys Grade Road.
30. Widen Mark Twain Road at its intersection with Main Street (SR49).
31. Construct a new street from Gold Cliff Road to the west arterial bypass.
32. Construct sidewalks on both sides of Stanislaus Avenue.
33. Improve Demarest street to collector standards and extend to Stockton Road.
34. Improve the intersection of Murphys Grade and Main Street.
35. Improve Stockton Road (Old State Highway 4, west) from Angel Oaks to Main Street.
36. Improve Dogtown Road and the intersection of Dogtown Road and Main Street.
37. Obtain State financial assistance for upgrading all intersections with State Highway system.





38. Improve Copello Drive to collector standards.
39. Improve Purdy Road to local standards.
40. Improve Centennial Road to local standards.
41. Complete construction of Foundry Road.
42. Adopt highway traffic mitigation fees.
43. Improve Finnegan Lane (LOS) by making minor improvements and limiting parking.
44. Restrict parking on Bret Harte Road so that two lanes are available for through traffic.
45. Reduce the number of trips to the post offices located in Altaville and Angels Camp by encouraging the postal service to provide delivery of mail to existing home and businesses.
46. Encourage retail stores to provide delivery service and telephone and catalogue shopping services.
47. Encourage carpooling.
48. Cooperate with County and support carpooling efforts of CalTrans.
49. Encourage employers to provide incentives to employees who carpool.
50. Provide bicycle lanes and sidewalks on new streets and on existing streets when improvements are planned.
51. Provide bicycle lanes or paved shoulders on all new arterial and collector roadway facilities.
52. Prohibit parking on arterial and collectors so that the shoulder can be used by cyclists and emergency parking only.
53. On local subdivision streets, limit traffic speeds and volumes to permit the cyclist to use the traffic lane.

## 5.15 FUNDING METHODS

Financing of transportation improvements as well as the other governmental services must be considered if changes in land use from less intensive uses such as grazing or mining are to be permitted.

A number of funding methods were reviewed in the "City of Angels Camp Circulation Study (1991)". The funding methods recommended for actual use in that report are listed below:





#### A. EXACTIONS (dedications):

Right of way contributed by a developer as a condition of project approval. This may include land outside of the limits of the development, as well as land within the development boundaries, which is dedicated for road, street and other public purposes.

Projects located adjacent to road alignments can be required to dedicate land for the right of way as a condition of development approval.

#### B. DIRECT CONSTRUCTION:

Public improvements constructed at the sole expense of the developer. These improvements are primarily within the boundaries of the development but can also consist of improvements outside of the development boundaries. In addition, the improvements may have a traffic volume capacity or structural capacity beyond that needed to serve the development. Projects which are the major contributor to intersection loads can be required to improve and/or signalize the intersection.

#### C. COST SHARING:

The cost of improvements which lie in two or more public jurisdictions, or which carry through traffic as well as local traffic, should be shared by those jurisdictions. This cost sharing should be applied to all improvements that are impacted by through traffic. The amount of through traffic should be identified and brought to the attention of County, CalTrans and the California Transportation Commission.

Since the Angels Camp Bypass is of county wide importance, and portions of the bypass lie outside of the City, County participation in the funding of this major improvement is appropriate. The City may provide right of way in the form of property owner donations and right of way purchase. The City should work with County to adopt a policy that will bring about early construction of bypasses..

#### D. MITIGATION FEES

Mitigation fees are proposed as the primary source of revenue for the City's share of improvement costs. Fees and their basis are set forth in the May 1991 Circulation Study Final Report. No fees are collected for State Highway improvements at this time.

Fees can be established for all new projects in the Highway 4 and 49 corridors on the basis that the bypasses will benefit every home and business in the planning area.

that it was a "contractual" agreement. The court held that the agreement was a contract, and that the defendant was liable for breach of contract. The court also held that the defendant was liable for damages.

The court also held that the defendant was liable for damages. The court held that the defendant was liable for damages because it had breached the contract. The court also held that the defendant was liable for damages because it had caused the plaintiff to suffer a loss.

## 2. THE CONTRACT

The contract was a written agreement between the parties. It contained the following provisions: (1) The parties agreed to enter into a contract for the sale of goods. (2) The goods were to be delivered to the plaintiff by the defendant. (3) The price of the goods was to be \$100,000. (4) The contract was to be performed within 30 days of the date of the agreement.

## 3. THE BREACH

The defendant breached the contract by failing to deliver the goods to the plaintiff. The plaintiff sued the defendant for breach of contract. The court held that the defendant was liable for breach of contract because it had failed to perform its obligations under the contract. The court also held that the defendant was liable for damages.

The court also held that the defendant was liable for damages. The court held that the defendant was liable for damages because it had caused the plaintiff to suffer a loss. The court also held that the defendant was liable for damages because it had breached the contract. The court also held that the defendant was liable for damages because it had caused the plaintiff to suffer a loss.

## 4. THE DAMAGES

The court held that the plaintiff was entitled to recover damages for breach of contract. The court held that the plaintiff was entitled to recover damages because the defendant had breached the contract. The court also held that the plaintiff was entitled to recover damages because it had suffered a loss.

The court also held that the plaintiff was entitled to recover damages. The court held that the plaintiff was entitled to recover damages because it had suffered a loss. The court also held that the plaintiff was entitled to recover damages because it had breached the contract. The court also held that the plaintiff was entitled to recover damages because it had caused the plaintiff to suffer a loss.



## E. GASOLINE TAXES AND STATE MATCHING FUNDS:

These funds can be used for street and road maintenance and provide the majority of funds available for highway construction. These funds are used for construction of road and street improvements in the City but are insufficient to meet all road improvement needs.

### 4.1 AIRWAY NOISE

Improvements of the 1962 Federal Fair Airport noise abatement have been completed in the State Highway 4 corridor west of State Highway 48. In September 1973, CDFR completed preparation of a noise report in compliance with Federal Highway Administration 23 CFR 77.

The CDFR September 1973 study used the L10 noise measure, which is the noise level that is exceeded on 10 percent of the time period. This is a conservative noise level for the 1973 study. The L10 noise level is a measure of the noise level that is exceeded on 10 percent of the time period.

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## **PART 6**

### **NOISE ELEMENT**

#### **6.1 GENERAL**

Noise has been commonly defined as unwanted sound. It has been identified that the state highways generate the greatest amount of noise, and are of primary concern in this plan. (Refer to noise exposure map.) The goal and policies are intended to develop a compatible noise environment in all sections of the City.

The noise exposure map portrays existing and proposed noise sources and levels associated with the traffic flowing through the City. For year 2010 traffic, construction of both bypasses (see Circulation Element) will introduce vehicle noise into areas previously undisturbed. The reduction in local traffic congestion provided by the State Highway 4 and 49 bypasses offsets the impact of vehicle noise introduced into new areas. Traffic congestion, without either bypass, would increase current noise levels on all existing roadways. With the bypasses constructed, controlled speed limits, landscaping, and modified road design, overall community noise levels will not increase. Environmental noise within this plan refers to the L10 noise deceptor.

#### **6.2 HIGHWAY NOISE**

Since adoption of the 1982 General Plan, several noise studies have been completed related to the State Highway 4 relocation west of State Highway 49. In September 1982, CalTrans completed preparation of a noise report in compliance with Federal Highway Administration guidelines.

The CalTrans' September 1982 study used the L10 noise descriptor, which is the noise level in dBA that is exceeded for 10 percent of the time period. Table 6-1 below shows noise levels data from the 1982 study. The L10 noise contour distance is measured from the center of the nearest traffic lane.





**TABLE 6-1**

**(DISTANCES IN FEET TO L10 CONTOUR AT VARIOUS LOCATIONS)**

| L10 CONTOUR (DB)                                                 | 1973 |     |      |      | 1995 |      |      |      |
|------------------------------------------------------------------|------|-----|------|------|------|------|------|------|
|                                                                  | 70   | 65  | 60   | 55   | 70   | 65   | 60   | 55   |
| <b>LOCATIONS:</b><br>South City Limits to South<br>Junction SR 4 |      | 40' | 75'  | 140' | 25'  | 60'  | 110' | 230' |
| <b>SR49 at Cherokee Creek</b>                                    | 30'  | 70' | 140' | 280' | 60'  | 130' | 250' | 460' |

Since 1976, the Ldn noise descriptor has been in use. The Ldn is a day/night average sound level during a 24 hour day obtained after addition of 10 decibels to sound levels in the night after 10 p.m. and before 7 a.m.

The general rule used in the 1980 General Plan for road noise in rural areas was:

1. At less than 45 miles per hour, the 60 decibel contour line is 100' from the center of the traffic lane.
2. At 55 miles per hour, the 65 decibel Ldn contour is at 100' with the 60 decibel line 200' from the center of traffic lane.

Noise levels based on the Circulation Study Traffic Analysis of May 1992 are shown on the noise level maps. This data is based on average daily traffic (ADT) as set forth in Table 6-2 and a noise level traffic correlation as set forth above.

STATISTICAL RESULTS OF CONTINGENCY TABLES

| 1973      | 1974 |    |    |    | 1975 |
|-----------|------|----|----|----|------|
|           | 10   | 20 | 30 | 40 | 50   |
| 1973-1974 | 10   | 20 | 30 | 40 | 50   |
| 1974-1975 | 10   | 20 | 30 | 40 | 50   |
| 1975-1976 | 10   | 20 | 30 | 40 | 50   |

The data in this table are based on the results of the 1973-1974, 1974-1975, and 1975-1976 surveys. The data are presented in the form of a contingency table. The data are presented in the form of a contingency table. The data are presented in the form of a contingency table.

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**TABLE 6-2****CITY OF ANGELS ADT DATA**

|                                  | YEAR  |                     |                     |                     |                   |
|----------------------------------|-------|---------------------|---------------------|---------------------|-------------------|
|                                  | 1990  | 2010<br>(SR 4 Byp.) | 2010<br>(West Byp.) | 2010<br>(Both Byp.) | 2010<br>(No Byp.) |
| <b>SR 49</b>                     |       |                     |                     |                     |                   |
| <b>North</b>                     | 6480  | 19800               | 19800               | 19800               | 19800             |
| <b>Center</b>                    | 11600 | 15540               | 18550               | 9170                | 29150             |
| <b>South</b>                     | 3950  | 7460                | 7460                | 7460                | 7460              |
| <b>Murphys Grade</b>             | 3480  | 8690                | 8690                | 8690                | 8690              |
| <b>SR 4 (West)</b>               | 2070  | 5830                | 5400                | 4910                | 4910              |
| <b>SR 4 (East)</b>               | 5820  | 12140               | 12140               | 12140               | 12140             |
| <b>SR 4 Bypass*</b>              | 0     | 0                   | 9440                | 8500                | 0                 |
| <b>West Arterial<br/>Bypass*</b> | 0     | 0                   | 9440                | 8500                | 0                 |

\*See Circulation Element for more information on bypass alternatives.





### 6.3 OTHER NOISE SOURCES

Other noise sources in the City are the fire station where siren noise is a regular occurrence and the Bret Harte High School ball fields on Murphys Grade Rd. and Angels Murphys Arnold Association (AMA) athletic fields off Copello Road. These noise sources are noted on the noise map. Industrial zoned lands may generate excessive noise. The lands are located along SR4 west of Murphys Grade where traffic noise levels are already high.

### 6.4 GOALS, POLICIES AND IMPLEMENTATION MEASURES

#### A. GOALS

1. To preserve the peaceful rural atmosphere of Angels Camp.
2. To protect public from the adverse effects of excessive noise and to reduce or maintain ambient noise levels in all parts of the community.

#### B. POLICIES

1. Provide sufficient information concerning community noise so it may be effectively considered in the land use planning process.
2. Develop standards for acceptable noise exposure.
3. Encourage land use planning consistent with the existing and future noise environment and promote land use patterns in which noise sensitive projects are separated from major noise source.
4. Develop noise regulations and standards in conformance with the General Plan. Consider noise in the decision making process by recognizing the need for noise mitigation in municipal activities.
5. Consider noise impacts when evaluating proposals for new transportation facilities such as streets and highways. Work with transportation agencies and/or companies to limit adverse noise impacts.
6. Minimize impact of point source of noise. Limit the hours of operation of point sources to the daytime (7:00 a.m. to 7:00 p.m.).
7. Use noise barriers to mitigate noise problems that cannot be reduced at their source. Use masonry walls and dense vegetation combined with berms or other aesthetically pleasing barriers.
8. The background ambient noise level for outdoor living areas, defined as backyards for single family homes and patios for multi family units, should not exceed 60 CNEL.





### C. IMPLEMENTATION MEASURES

1. Apply the environmental review process and ambient noise standards to evaluate potential noise impacts of any development proposal. This data along with the noise contour map can be used during the initial study phase to determine whether potential noise impacts may exist within a project.
2. Direct Planning Commission and Building Inspector to enforce the State Noise Insulation Standards contained in Title 25 of the California Administrative Code.
3. Make consideration for construction of sound barriers as part of development projects in potentially noise sensitive areas.
4. Develop of a City Noise Ordinance to maintain ambient noise levels within the community.
5. Enforce the California Noise Insulation Standards (Title 25).
6. Require single family and multi family dwellings, hotels and motels located within 60 CNEL contours to have exterior improvements that will reduce interior noise levels to 45 CNL.
7. Utilize Appendix C when evaluating land use compatibility.
8. Utilize appendix A, B, and C together with other basic plan elements and in the future planning and location of noise sensitive land uses.



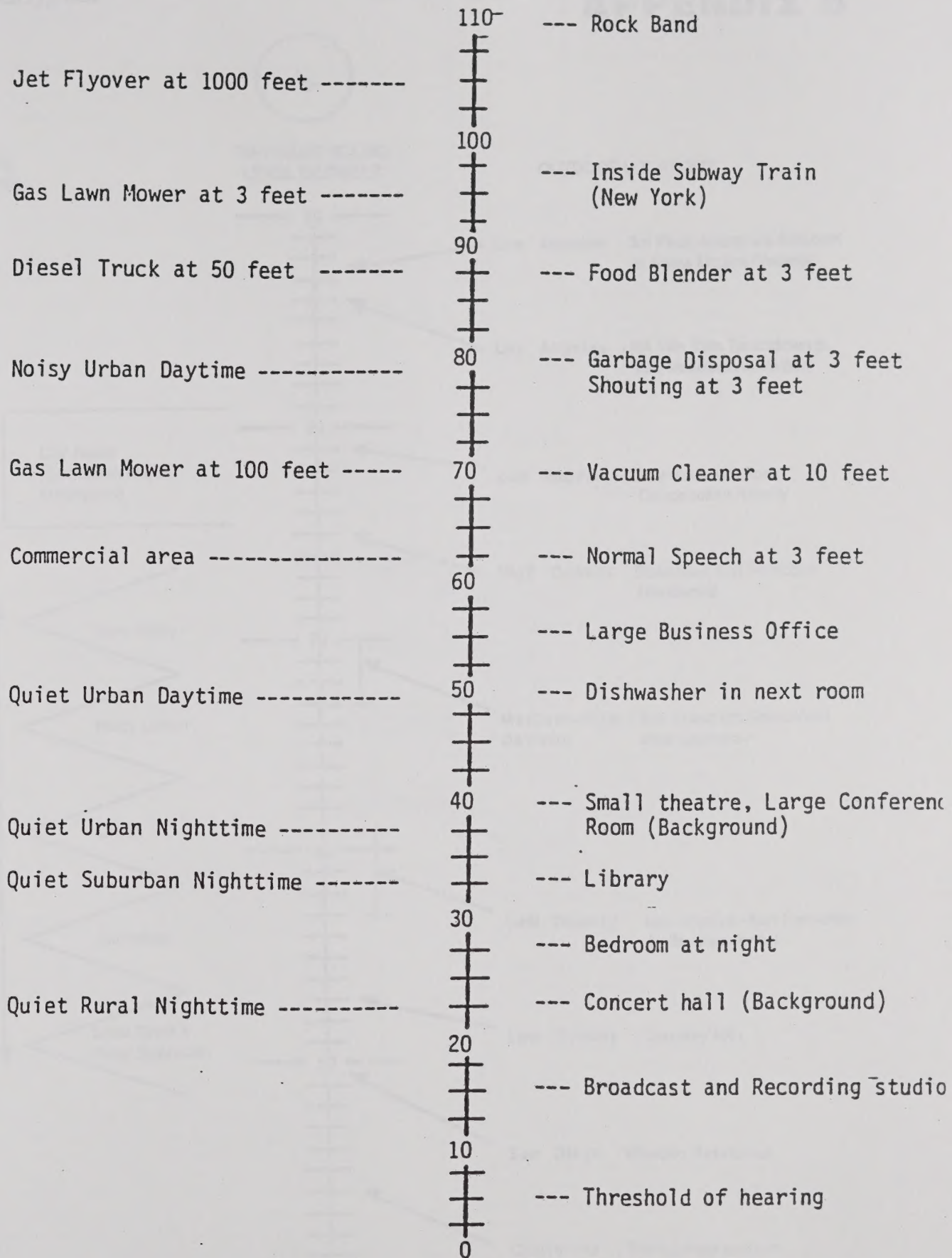


# APPENDIX A

OUTDOOR

NOISE LEVEL dB(A)

INDOOR



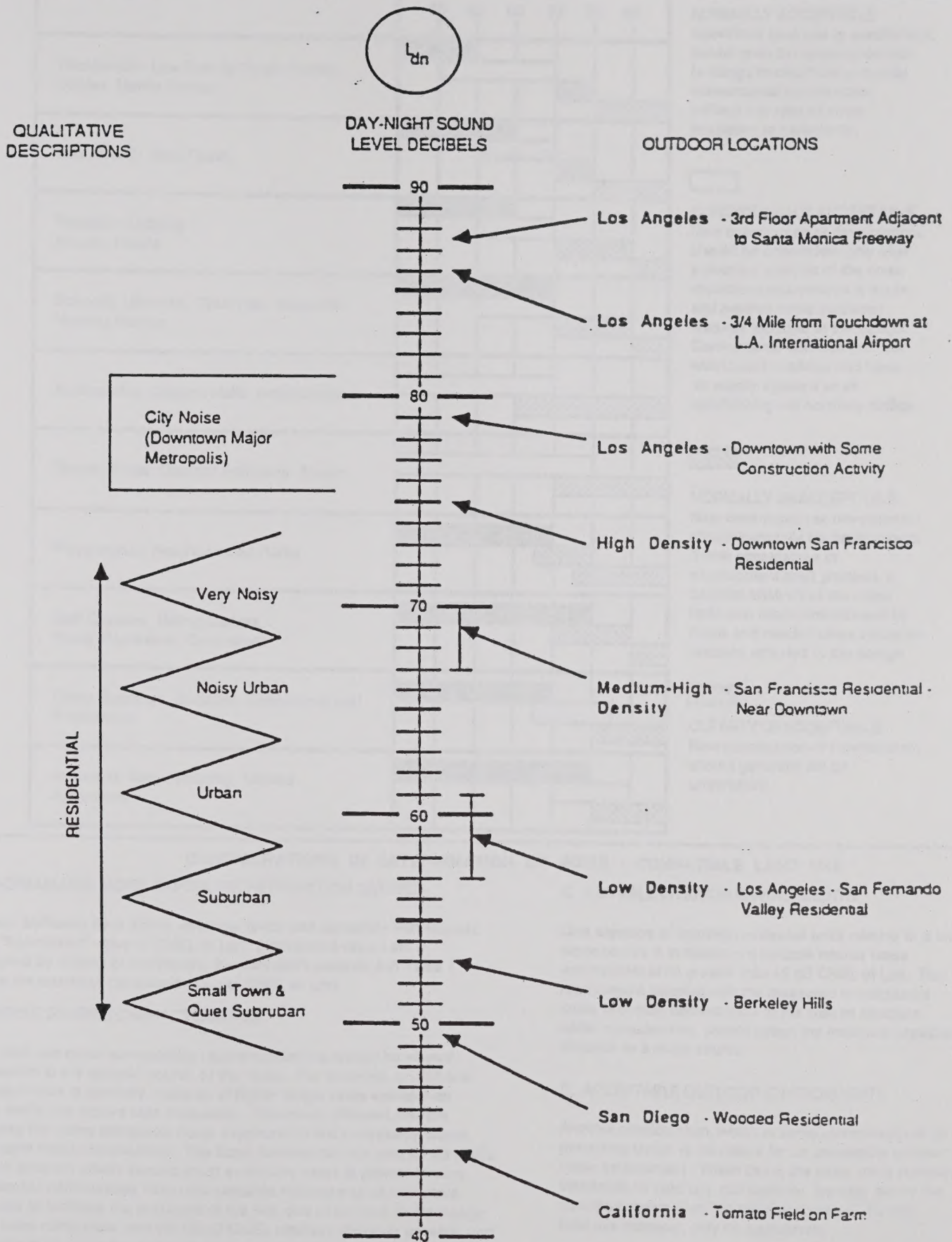
SOURCE: "Guide on Evaluation and Attenuation of Traffic Noise", American Association of State Highway and Transportation Officials.

| Station    | Distance (miles) | Time (hours) |
|------------|------------------|--------------|
| 1. ... ..  | 110              | ...          |
| 2. ... ..  | 100              | ...          |
| 3. ... ..  | 90               | ...          |
| 4. ... ..  | 80               | ...          |
| 5. ... ..  | 70               | ...          |
| 6. ... ..  | 60               | ...          |
| 7. ... ..  | 50               | ...          |
| 8. ... ..  | 40               | ...          |
| 9. ... ..  | 30               | ...          |
| 10. ... .. | 20               | ...          |
| 11. ... .. | 10               | ...          |
| 12. ... .. | 0                | ...          |



# EXPRESSED IN TERMS OF DAY NIGHT SOUND LEVEL (Ldn), dB

## APPENDIX B







# APPENDIX C

## INTERPRETATION

| LAND USE CATEGORY                                             | COMMUNITY NOISE EXPOSURE<br>Ldn OR CNEL, dB |    |    |    |    |    |
|---------------------------------------------------------------|---------------------------------------------|----|----|----|----|----|
|                                                               | 55                                          | 60 | 65 | 70 | 75 | 80 |
| Residential - Low Density Single Family, Duplex, Mobile Homes |                                             |    |    |    |    |    |
| Residential - Multi Family                                    |                                             |    |    |    |    |    |
| Transient Lodging - Motels, Hotels                            |                                             |    |    |    |    |    |
| Schools, Libraries, Churches, Hospitals, Nursing Homes        |                                             |    |    |    |    |    |
| Auditoriums, Concert Halls, Amphitheatres                     |                                             |    |    |    |    |    |
| Sports Arena, Outdoor Spectator Sports                        |                                             |    |    |    |    |    |
| Playgrounds, Neighborhood Parks                               |                                             |    |    |    |    |    |
| Golf Courses, Riding Stables, Water Recreation, Cemeteries    |                                             |    |    |    |    |    |
| Office Buildings, Business Commercial and Professional        |                                             |    |    |    |    |    |
| Industrial, Manufacturing, Utilities, Agriculture             |                                             |    |    |    |    |    |

**NORMALLY ACCEPTABLE**  
Specified land use is satisfactory, based upon the assumption that buildings involved are of normal conventional construction, without any special noise insulation requirements.

**CONDITIONALLY ACCEPTABLE**  
New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning will normally suffice.

**NORMALLY UNACCEPTABLE**  
New construction or development should generally be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design.

**CLEARLY UNACCEPTABLE**  
New construction or development should generally not be undertaken.

### CONSIDERATIONS IN DETERMINATION OF NOISE - COMPATIBLE LAND USE

#### A. NORMALIZED NOISE EXPOSURE INFORMATION DESIRED

Where sufficient data exists, evaluate lands use suitability with respect to a "normalized" value of CNEL or Ldn. Normalized values are obtained by adding or subtracting the constants described in Table 1 to the measured or calculated value of CNEL or Ldn.

#### B. NOISE SOURCE CHARACTERISTICS

The land use noise compatibility recommendations should be viewed in relation to the specific source of the noise. For example, aircraft and railroad noise is normally made up of higher single noise events than auto traffic but occurs less frequently. Therefore, different sources yielding the same composite noise exposure do not necessarily create the same noise environment. The State Aeronautics Act uses 65 dB CNEL as the criterion which airports must eventually meet to protect existing residential communities from unacceptable exposure to aircraft noise.

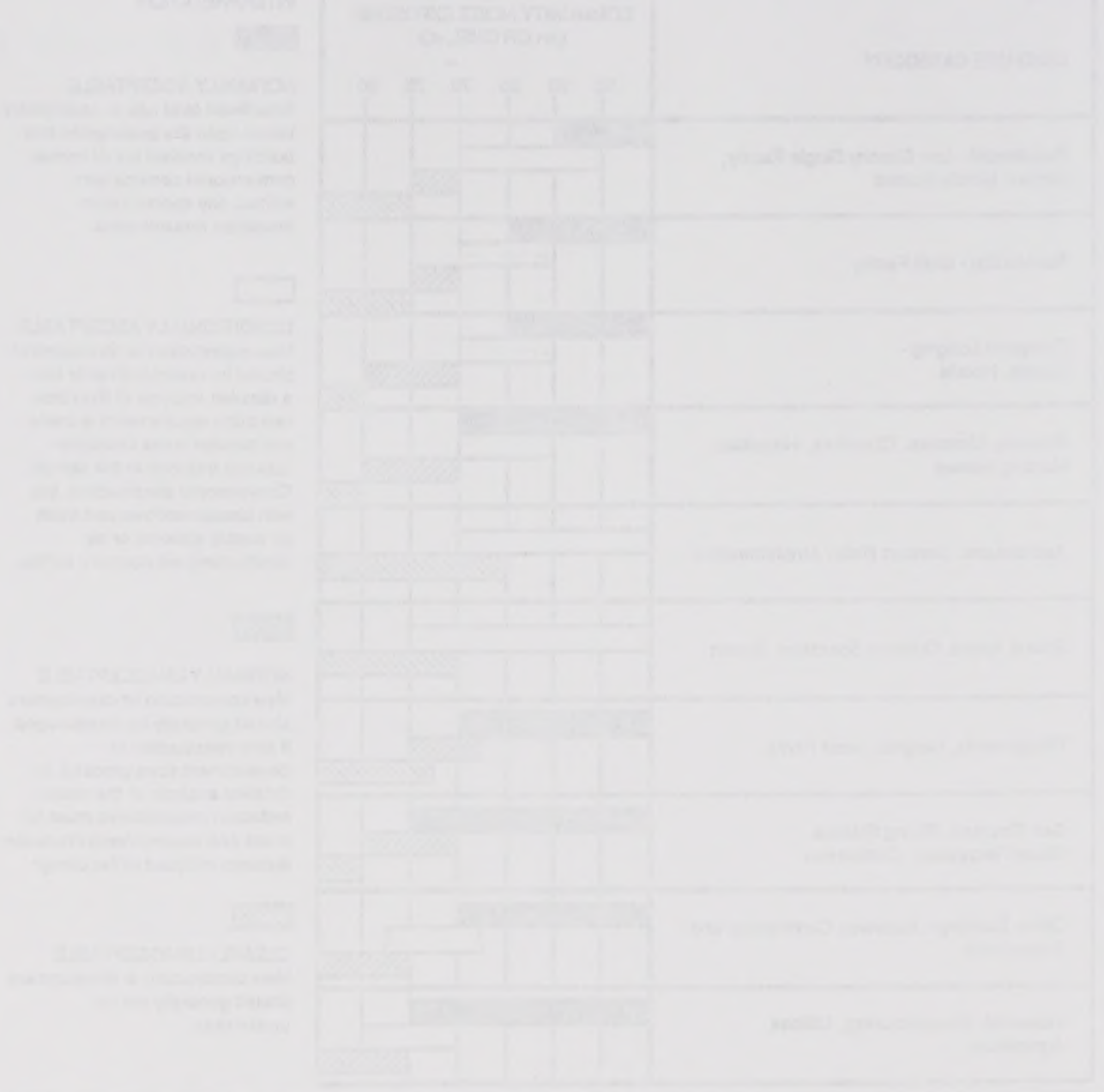
In order to facilitate the purposes of the Act, one of which is to encourage land uses compatible with the 65 dB CNEL criterion wherever possible, and in order to facilitate the ability of airports to comply with the Act, residential uses located in Community Noise Exposure Areas greater than 65 dB should be discouraged and considered located within normally unacceptable areas

#### C. SUITABLE INTERIOR ENVIRONMENTS

One objective of locating residential units relative to a known noise source is to maintain a suitable interior noise environment at no greater than 45 dB CNEL of Ldn. This requirement, coupled with the measured or calculated noise reduction performance of the type of structure under consideration, should govern the minimum acceptable distance to a noise source.

#### D. ACCEPTABLE OUTDOOR ENVIRONMENTS

Another consideration, which in some communities is an overriding factor is the desire for an acceptable outdoor noise environment. When this is the case, more restrictive standards for land use compatibility typically below the maximum considered "normally acceptable" for that land use category, may be appropriate



**CONCLUSIONS AND RECOMMENDATIONS**

The data presented in the above charts indicate a significant trend in the percentage of total for various categories over time. The percentage of total for Category 1, for example, has increased from 10% to 40% over the period shown. This trend is consistent across all categories, with the percentage of total for Category 10 increasing from 55% to 85%.

Based on these findings, it is recommended that further research be conducted to determine the causes of these trends. This research should focus on the factors that influence the percentage of total for each category, and on the ways in which these factors can be controlled or manipulated.

In addition, it is recommended that the data be used to develop strategies for improving the performance of the system. For example, the data could be used to identify areas where the system is performing poorly, and to develop interventions to address these areas.

Finally, it is recommended that the data be used to monitor the system over time, to ensure that the trends identified in the above charts are maintained or improved upon.



## **PART 7**

### **PUBLIC SAFETY ELEMENT**

#### **7.1 GENERAL**

Safety within the City is accomplished through the cooperative efforts of all its employees.

The City, through its various departments, identifies and abates hazards within its service area. The police and fire departments provide emergency aid and direct abatement of accident generated hazards.

The County Sheriff's Department and California Highway Patrol personnel are available when needed to provide law enforcement and traffic control services.

Fire protection capabilities are supported through a mutual aid agreement of City, County, and State facilities.

Public health and safety is provided through compliance of waste discharge permits and compliance with the Surface Water Treatment Rule.

Public Works Department personnel are responsible for road side and road surface hazard abatement on City streets. CalTrans maintenance teams from the Altaville Station provide all road maintenance service for State Highways 49 and 4.

#### **7.2 ABATEMENT OF HAZARDS**

Hazards existing in buildings and structures, including schools, hospitals and places of public assembly in addition to residential and commercial structures, have a high correction or abatement priority. A compliance time frame of approximately five months or as otherwise dictated by local conditions should be pursued.

Hazards associated with evacuation routes, needs for emergency equipment, correction of local erosion, landslide conditions, local periodic flooding, construction of fire access conditions, periodic flooding, construction of fire access routes, fire and fuel breaks, may require different a priority rating. Priority rating that permits a longer correction periods may be required.





3. Enforce Chapter 15.20, Flood Damage Prevention, of the Angels Municipal Code.
4. Identify and appropriately plan for mine and seismic hazards.
5. Maintain an active fire prevention planning program.
6. Address drainage and flood control measures adequately in subdivision map approvals and through the site plans review process.
7. Support programs related to Emergency Medical Care, Hazardous Materials clean-up and disaster preparedness.

### C. IMPLEMENTATION MEASURES

1. Assist in maintaining an active fire prevention program.
2. Utilize the environmental review process to identify potential environmental hazards.
3. Develop procedures for a hazardous structure abatement.
4. Maintain Fire Master Plan.
5. Enforce Uniform Building and National Electric Codes.
6. Provide emergency services with Police and Fire Departments

1. Political issues: The 1992 election brought a new administration to the White House, which had a different perspective on the environment.
2. Economic and technological changes: The early 1990s saw significant economic and technological changes, which influenced environmental policy.
3. Environmental awareness: The public's awareness of environmental issues grew, leading to increased pressure on the government to act.
4. Environmental legislation: The 1990s saw the passage of several major environmental laws, including the Clean Air Act Amendments of 1990 and the Superfund Amendments and Reauthorization Act of 1986.
5. Environmental enforcement: The government began to enforce environmental laws more strictly, leading to a decrease in illegal activities.

## Environmental Policy in the 1990s

1. The 1990s saw a shift in environmental policy, with a focus on reducing greenhouse gas emissions and protecting the environment.
2. The 1990s also saw a shift in environmental policy, with a focus on reducing greenhouse gas emissions and protecting the environment.
3. The 1990s also saw a shift in environmental policy, with a focus on reducing greenhouse gas emissions and protecting the environment.
4. The 1990s also saw a shift in environmental policy, with a focus on reducing greenhouse gas emissions and protecting the environment.
5. The 1990s also saw a shift in environmental policy, with a focus on reducing greenhouse gas emissions and protecting the environment.



## **PART 8**

### **PUBLIC FACILITIES ELEMENT**

#### **8.1 PURPOSE**

The Public Facilities Element addresses six types of public services most directly related to the physical development of the community. These include water, wastewater management, public education, fire protection, solid waste management, and utilities. Recreation is addressed in the Open Space Element on pg. \_\_\_\_\_ of this plan.

This element's purpose is to assess the current status of these services in terms of system capacity and demand and to evaluate future capacity in relation to projected growth. Detailed information on the current status of and future demands for sewer and water services is set forth in Table \_\_\_\_ on page \_\_\_\_\_. This element is further intended to clarify service availability and to identify the costs of public service improvements associated with land use decisions. The element is designed to assure that public services are available when needed.

The City owns and maintains its water treatment and conveyance system. The City has adopted 20 year capital improvement programs for both systems these programs identify the improvements required to enlarge, repair and replace facilities as the Community grows.

#### **8.2 RELATIONSHIP TO OTHER ELEMENTS**

The Land Use and Housing Elements contain the economic and population projections which are the basis for the assessment of public service needs, see page \_\_\_\_\_. Highway and public transportation needs are discussed in the Circulation Element.

#### **8.3 SCOPE AND ORGANIZATION**

This element describes the current status of the public services in terms of service capacity and demand in relation to projected growth.

#### **8.4 WATER SERVICE**

An adequate water supply is essential if Angels is to sustain economic growth and serve projected increases in employment and population. This section addresses water supply services provided by the City.





The water supply for the City of Angels originates on the watershed of the North Fork of the Stanislaus River. During the winter months, water is stored in four reservoirs in the High Sierra near Ebbetts Pass Highway. These reservoirs are: Alpine, Utica, Union, and Spicer, which have combined storage of 13,643 acre feet.

Water from these reservoirs is released down the North Fork of the Stanislaus River and its tributaries where it is diverted into the Utica Ditch. The Utica Ditch is a twenty one mile ditch system that terminates at the Murphys Forebay. The water in the forebay then enters the Murphys Penstock and is used for generating electric power at the Murphys Powerhouse which is located on the Eastern edge of the town of Murphys.

After the water passes through Murphys Powerhouse, it enters Angels Creek (Murphys Creek) and is diverted into the Angels Ditch just below Murphys. This 5.5 mile ditch delivers water thru Ross Reservoir to the Angels Forebay, which is the raw water take out point for the Angels Water Treatment Plant. Water not used by the Angels Water Treatment Plant is used for power generation through the Angels Powerhouse.

The Angels Treatment Plant is fed from a 12 inch diameter pipe connected to the Angels Forebay. Raw water flows through a 12 inch control valve which regulates the amount of water to be treated; it then passes through a Parshall measuring flume that measures water entering the plant. The chemicals aluminum sulfate and polymer (to help settle out impurities known as turbidity) and chlorine (for disinfection) are added to the water immediately below the Parshall flume.

Raw water treated with chlorine and flocculent flows into the flocculator basin. The chemically treated water is gently stirred to assist the floc formation. The aluminum sulfate and the polymer make the small impurities in the water coagulate together into larger particles known as "floc". As the floc particles grow, they become heavy and settle out in the lower end of the floc pond (called the sedimentation basin). This process clears the water of most of all the suspended matter.

From the sedimentation basin the raw water is pumped to the filter control building. Vertical turbine pumps can be operated separately or in various combination to force water through the four cell pressure filters into the clear well. The pressure filters contain a 30 inch thick bed of mixed media including anthracite coal which filters out the remaining small particles in the water. When the filter bed becomes clogged with filtered matter, it is necessary to backwash the filter. This is done with valving using the same pumps. The direction of the flow is changed to force trapped particles out of the filters to waste.

The treated water leaves the filters and enters the 1.3 million gallon clear water reservoir. Zinc ortho phosphate is added just ahead of the clear water reservoir to control pH. Chlorine is also added to maintain a chlorine residual to protect the water in the distribution system. The water enters the town system from the clear water reservoir through a 14" diameter line.

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The plant is protected from serious quality failures by instruments that measure turbidity and chlorine content. Instruments are used to monitor reservoir level to protect against loss of water. These instruments monitor the plant on a continual basis and activate various alarms upon system failure.

The plant and distribution system was purchased by the City in 1985 from PG&E. The plant is operated continuously by operators certified by the State of California Department Health Services (DOH).

The City's distribution system provides sufficient treated water to meet current domestic and fire needs for most of the City. In some areas the age, size of lines, and piping arrangement require replacement to keep pace with the growth and meet fire flow requirements. Specific water system improvements projects are discussed and considered with the annual budget. A master water plan was adopted by the City Council in April 1992. This plan was used to support changes in the connection fees and monthly services charges.

## **8.5 WASTEWATER FACILITIES**

Untreated or improperly treated wastewater contains bacteria, viruses, chemicals and nutrients that can cause human diseases, kill or injure plants, animals and fish, and produce surface waters that are discolored or odorous. Since all wastewater is eventually returned to the environment, the public has a vital interest in assuring proper wastewater management.

Two agencies regulate wastewater systems. The Regional Water Quality Control Boards enforce clean water standards, issue permits for wastewater facilities, and develop and enforce wastewater discharge requirements. The DOHS provides technical assistance to RWQCBs in developing wastewater facilities and waste discharge requirements. These two agencies coordinate with Calaveras County Environmental Health Department and the City on wastewater issues within Angels sphere of influence.

### **TREATMENT & DISPOSAL**

Sewage is collected in underground sewers throughout the City and transported by gravity and five pump stations to the main treatment plant south of Angels Camp. At the plant, raw sewage flows through the inflow meter into a junction box, turns 90 degrees and flows into an extended aeration basin thru a comminutor and bar screen. Here the sewage is mixed with the return activated sludge where two fixed and two floating mechanical aerators mix the contents and supply air for the process.

This mixed liquor (sludge and sewage) then flows to the clarifier where the sludge is settled out and returned to the raw sewage effluent. The clarified effluent flows through a junction box to the final polishing pond for further settling. A solution of chlorine and water is added to the effluent at the junction box. Effluent from Settling Pond No. 1 flows into Pond No. 2 which acts as both a holding reservoir, for the existing pumps and chlorine contact chamber that provide additional chlorine





contact time. Export pumps draw effluent directly from pond and pump the effluent up to the holding reservoir (see diagram II), via a force main through a transition manhole and 10 inch diameter gravity sewer line into the main reservoir. The force main is an eight inch diameter ductile iron line from the pump station, across the creek, and uphill for a distance of 572 feet. The remaining 620 feet is an 8 inch diameter, Class 200 PVC pipe.

During the irrigation season, effluent flows through the reservoir outlet pipe to the reservoir pump station at the base of the dam where it is pumped to a small storage pond (re-regulation) at the highest point in the irrigation system. Effluent flows out of this re-regulating pond to the irrigation pump station where it gravity flows or is pumped into the irrigation mains.

Effluent is then sprinkled onto gravity flows on approximately 60 acres of irrigated pasture divided into six separate fenced pastures, through "rainbird" type impact sprinklers controlled by a semi automatic electric control system. Field irrigation is staggered so up to 100 head of cattle may be kept on the pasture by rotational grazing. Some of the original sewer collector system was constructed with vitrified clay pipe, cast iron pipe, and reinforced concrete pipe. Various joint materials including cement mortar were used to connect pipe lengths.

#### COLLECTION SYSTEM

Sewer connection lines vary in size from 4" to 14" in diameter. Some sewers are undersized with some mainline sewers as small as 4". The majority of pipeline lies within street right of way but there are sections that run in easements across private property. Service laterals, which connect private property to the City's collection system are suspected to be in worse condition than the collection system since they have received less maintenance.

Although the City has done considerable work on the location and repair of inflow and infiltration problems within its sewage collection system, more work remains to be completed. During heavy rains, manholes surcharge and effluent received by the plant exceeds treatment capacity. The location of the plant near Angels Creek and Six Mile Creek demands that all effluent received be accommodated and not allowed to overflow.

In 1988, the City constructed an equalization reservoir and added new trunk lines. These system upgrades enabled the City to store sewage for treatment after storm conditions pass.

#### **8.6 SYSTEM IMPROVEMENTS**

The City adopted capital improvement plans for both the water and sewer systems in 1992 and 1993. Major projects and their 1992 estimated costs are set forth below. Construction scheduling for these facilities was based on a 5.7% annual increase in the population and housing elements (for specific information readers are directed to the Water Master Plan (July 1992) and Sewer Master Plan (Sept. 1992))

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**WATER SYSTEM IMPROVEMENTS - JULY 1992**

| <b>IMPROVEMENTS</b>                            | <b>COST*</b>        |
|------------------------------------------------|---------------------|
| Phase I - Increase Filter Capacity to 1440 GPM | \$ 768,100          |
| Phase II - Meet Year 2002 Demand of 2160 GPM   | \$ 3,638,000        |
| Pipe Line Improvements                         | \$ 1,624,210        |
| Powder House Hill Tank                         | \$ 2,689,210        |
| Murphys Grade Road Water Line                  | \$ 166,500          |
| <b>TOTAL</b>                                   | <b>\$ 8,886,020</b> |

\* Includes construction, engineering, interest & administration costs in 1991 dollars





## WASTEWATER FACILITY IMPROVEMENTS

### IMPROVEMENTS

### COSTS\*

#### Collection System

|                                 |            |
|---------------------------------|------------|
| Birds Way Sewer Main            | \$ 35,000  |
| Ice house Line Repair           | \$ 6,000   |
| Altaville Pump Station Retrofit | \$ 56,750  |
| Sand Flat Interceptor           | \$ 176,000 |
| Big Horn Gravity Line           | \$ 40,000  |
| O'Connor Sewer Relocation       | \$ 305,000 |
| Collection System Subtotal      | \$ 618,750 |

#### Treatment Facility

|                                      |              |
|--------------------------------------|--------------|
| Diversion Flume Modification         | \$ 32,000    |
| Seal Equalization Reservoir          | \$ 36,500    |
| Lab and Office Expansion             | \$ 21,000    |
| Grit Chamber-Comminutor              | \$ 39,000    |
| One Ton Chlorine Facility & Scrubber | \$ 147,000   |
| Auxiliary Power                      | \$ 185,000   |
| Aeration System & Clarifier          |              |
| Alternative "A"                      | \$1,002,000* |
| Alternative "B"                      | \$ 581,500   |
| Temporary Plant Modifications        | \$ 60,000    |
| Sludge Digester                      | \$ 108,000   |
| Sludge Drying Beds                   | \$ 127,000   |
| Effluent Export Pumps                | \$ 40,000    |
| Treatment Sub Total                  | \$1,797,500* |
| GRAND TOTAL ALL PROJECTS             | \$2,416,250  |

\* Cost Estimate includes construction engineering, right of way acquisition, and contingency at 1992 costs and includes Alternative "A" not "B"

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For the State of Texas, the undersigned, Clerk of the County of \_\_\_\_\_, do hereby certify that the within and foregoing copy of \_\_\_\_\_ is a true and correct copy of the original thereof, as the same appears from the records of the County of \_\_\_\_\_, Texas.



## 8.7 SYSTEM CAPACITY

City water and wastewater capacities are established by the agencies charged with their regulation. Plant capacities are established by the Surface Water Treatment Rule regulation recently adopted by the State of California, and enforced by the Department of Health Services. Current regulations limit water treatment rates of mixed media filters to three gallons per minute per square foot ( 3 gpm/s.f.) of surface area. The Phase I improvements set forth in Section 8.6 will place two 8' diameter x 30' long filter units in service providing 480 s.f. of filter bed capable of providing 1,440 gpm.

There are several elements to water treatment facilities that could limit treatment plant capacities. Currently, filter bed area is the limiting factor for compliance with the Surface Water Treatment rule. Based on a 20 hour a day operation at peak capacity, the Phase I improvements will deliver 1.728 million gallons a day.

Wastewater treatment facility capacities are established by the California Regional Water Quality Control Board (CRWQCB) and are set forth in formal discharge requirements established by that Board. The CRWQCB, Central Valley Region, Order No. 94-190 establishes the current waste discharge requirements for the Angels Camp wastewater treatment facilities. Discharge specifications of that order stipulate that monthly average dry weather discharge flows shall not exceed 0.350 mgd.

Current average daily dry weather flows to the treatment plant range from .270 to .310 mgd. Treatment capacity is primarily limited by the storage capacity at the spray fields and limited spray field irrigation area.

Alternate disposal through golf course irrigation is a condition of the Gold Cliff Golf Course project approved by the City in 1993. Projection of water system demand and wastewater production are set forth in Table \_\_\_\_\_.

## 8.8 LAW ENFORCEMENT

The City police force is made up of 8 persons; 4 patrolmen, 1 patrol sergeant, 1 juvenile officer, 1 dispatcher, and 1 chief. Each officer on patrol services 2,500 citizens over 2.5 square mile area. Average response time is 5 minutes. Patrolmen answer approximately 3000 calls per year, of which 186 are serious crimes. Policemen are on patrol 24 hours a day but between 5 p.m. and 8 a.m. and on weekends, dispatch is handled by the Calaveras Sheriff's Department. Basic police services are paid for through general tax revenues.

The first of these is the fact that the United States is a federal republic. This means that the government is divided into three branches: the executive, the legislative, and the judicial. The executive branch is headed by the President, who is elected by the people. The legislative branch is made up of the House of Representatives and the Senate. The judicial branch is headed by the Supreme Court, which is appointed by the President and confirmed by the Senate.

The second of these is the fact that the United States is a democracy. This means that the people have the right to elect their representatives to the government. The third of these is the fact that the United States is a republic. This means that the government is elected by the people and is responsible to them.

The fourth of these is the fact that the United States is a free country. This means that the people have the right to speak, write, and publish what they please. The fifth of these is the fact that the United States is a peaceful country. This means that the United States does not engage in wars of aggression.

The sixth of these is the fact that the United States is a country that respects the rights of all its citizens. This means that the United States does not discriminate on the basis of race, religion, or ethnicity.

The seventh of these is the fact that the United States is a country that respects the rights of all its people. This means that the United States does not discriminate on the basis of sex or sexual orientation.

## THE LAW OF THE UNITED STATES

The law of the United States is the body of rules that govern the behavior of the people of the United States. It is made up of three parts: the Constitution, the laws of Congress, and the laws of the states. The Constitution is the supreme law of the land. It sets out the basic principles of the government and the rights of the people. The laws of Congress are made by the House of Representatives and the Senate. The laws of the states are made by the state legislatures.



## **8.9 FIRE PROTECTION**

The City volunteer Fire Department services the incorporated community, approximate 3.5 square miles. Staff includes one paid Fire Service Maintenance and Safety Officer/Volunteer Fire Chief and an average of 30 volunteers. Training is provided by the local Department as well as by the local Fire Training Association, and Community Colleges. Twenty four hour dispatch services is provided by contract agreement with Calaveras county and California Department of Forestry and Fire Protection based in San Andreas. The Department has mutual aid agreement with Altaville Melones Fire Protection District, Calaveras County Fire Department and California Department of Forestry and Fire Protection.

The Fire Department receives approximately 170 calls annually. Of these about 50% to 60% are medical calls and of the fire calls fewer than 5% result in serious damage. Average response time, from time of dispatch to time of arrival was 5.8 minutes in 1992.

Six vehicles are operated by the Department: 4 engines, 1 pickup command/support vehicle and 1 medical van. The latest engine purchased was a used 1958 GMC pumper. It is the oldest and most in need of replacement.

The Fire Department has two special services teams: a medical service team and a mutual aid strike force team. Both of these teams of volunteers require special training and skills beyond the minimum required for the rest of the department.

The Fire Department is currently housed in downtown Angels Camp. While the facility is adequate for equipment and Staff, the location is in the Southern area of the City and some distance from newer annexation areas in the North. A new fire station is planned to serve the Northern areas of the City.

The department is currently preparing a Community Fire Protection Master Plan that should be completed by the fall of 1995

## **8.10 SCHOOLS**

Since the adoption of the 1982 General Plan the Bret Harte High School and Mark Twain Elementary School Districts have increased their enrollment. Bret Harte High went from 535 students in 1980 to 719 students in the 1991/92 school year. Mark Twain Elementary went from 326 students in 1980 to 735 students in 1991/92 school year. The enlargement of standard class sizes, the addition of classrooms and facilities have occurred over the past 10 years to meet the education needs of the area.

In March of 1992, the Calaveras County Office of Education commissioned a County-wide district level demographics and school facility study for the purpose of providing the districts, the County and

The water and wastewater treatment and distribution systems are described by the various chapters in this book. The water supply system is described by the various chapters in this book. The wastewater treatment and distribution system is described by the various chapters in this book. The water and wastewater treatment and distribution systems are described by the various chapters in this book.

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## 11. APPENDICES

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The 1990s saw the passage of the major environmental legislation in the United States. The Clean Air Act of 1990, the Clean Water Act of 1992, and the Superfund Amendments and Reauthorization Act of 1992 were all passed in the first half of the decade. The 1990s also saw the passage of the Endangered Species Act of 1992, the National Forest Management Act of 1992, and the National Wetlands Act of 1992. The 1990s also saw the passage of the National Environmental Policy Act of 1992, the National Environmental Education Act of 1992, and the National Environmental Health Act of 1992.

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## CONCLUSION

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the City with factual information that could be used in the development of solutions to the school facility problems in Calaveras County. The following tables are excerpts from the studies which show the historical enrollment and projection to the year 2001. The studies do not distinguish by address the students who live in Angels and other parts of the County. Refer to Map 7 showing the school district boundaries.

To project future student yields, the master facilities plans report the following student yield factors:

| GRADE LEVEL | STUDENT YIELD PER DWELLING |
|-------------|----------------------------|
| Preschool   | .14                        |
| K - 6       | .22                        |
| 7 - 8       | .06                        |
| K - 8       | .06                        |
| 9 - 12      | .11                        |

The school districts currently collect a School Impact Fee for residential and commercial construction.

### **8.11 COMMUNICATION FACILITIES**

Telephone service in Angels is provided by Pacific Bell. A switching center is located on Main Street and has been expanded to accommodate expected growth. Telephone cables are installed overhead in the older parts of the community. In the new subdivisions, cables are installed underground.

### **8.12 PUBLIC FACILITIES GOALS & POLICIES**

The public facility goal is to provide and maintain rural and urban services and facilities of high quality for adequate health, safety and general welfare, commensurate with the rate of growth and size of population.

#### **POLICIES TO IMPLEMENT THIS GOAL ARE AS FOLLOWS:**

1. Maintain a government center and public safety and maintenance facilities.
2. Develop adequate parking for retail and commercial facilities.
3. Improve public facilities and to increase the efficiency of operation.
4. Pursue all avenues of funding to acquire monies for public facilities improvement.

and the other major information that needs to be used in the design process is the design requirements. The design requirements are the functional requirements that the design must satisfy. The design requirements are the functional requirements that the design must satisfy. The design requirements are the functional requirements that the design must satisfy.

The design process is a systematic process that involves the following steps:

| Step | Description                    |
|------|--------------------------------|
| 1    | Define the problem             |
| 2    | Generate concepts              |
| 3    | Develop a solution             |
| 4    | Construct and test a prototype |
| 5    | Communicate the design         |

The design process is a systematic process that involves the following steps:

## 2.1. DEFINING THE PROBLEM

The first step in the design process is to define the problem. This involves identifying the need or requirement that the design must satisfy. The design must satisfy the functional requirements that the design must satisfy.

## 2.2. GENERATING CONCEPTS

The second step in the design process is to generate concepts. This involves identifying the different ways in which the design can be implemented. The design must satisfy the functional requirements that the design must satisfy.

## 2.3. DEVELOPING A SOLUTION

The third step in the design process is to develop a solution. This involves selecting the best concept from the ones generated in the previous step. The design must satisfy the functional requirements that the design must satisfy.



5. City services are considered adequate for the current population. Expansion of services for new development shall be financed, in part, from developer fees based upon Traffic, Water, Sewer and other Capital Improvement Plans adopted adopted by the City.
6. Develop a Master City Drainage Plan if and when funding becomes available.
7. All new development within the City shall be served by adequate water and sewer facilities.
8. All new development shall pay a fair share in order to access water and sewer facilities.
9. Maintain adequate capacity at water and wastewater facilities for future development.
10. Develop basic raw water sources and emergency power supply to serve community in emergencies.

### **8.13 IMPLEMENTATION MEASURES**

Implementation measures to achieve these goals are as follows:

1. Water and sewer improvement standards shall be continually reviewed to assure safe and efficient service.
2. Operation, maintenance, and improvement costs will be monitored to assure adequate fees are collected to operate and maintain systems.
3. New developments will be conditioned to require extension of water distribution and wastewater collection facilities.
4. When federal, state, or local funds are available prepare a Master City Drainage Plan.
5. Seek assistance from appropriate agencies in the development of parking, particularly within the commercial core.
6. Work with the appropriate agencies to secure funding for improvement to City government facilities.
7. Investigate alternatives for effective treatment and disposal of wastewater.





# CITY OF ANGELS CAMP

## HOUSING ELEMENT UPDATE



ADOPTED AUGUST 4, 1992





Resolution No. 92-18

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
ANGELS AMENDING THE GENERAL PLAN LAND USE MAP  
AND HOUSING ELEMENT  
(File 752-92 AND PC92-09) GPA 92-01

WHEREAS, the City Council has on the 7th day of July, 1992, duly called and conducted a public hearing for the purpose of considering an amendment to the General Plan Land Use Map of the City of Angels; and

WHEREAS, The City Council continued consideration of amending the Land Use Element of the General Plan to the August 4, 1992 Council Meeting for concurrent consideration with the amending the General Plan Housing Element; and

WHEREAS, Section 65358(b) of the California Government Codes restricts the number of times the City may amend its general plan to no more than four times during any calendar year per element; and

WHEREAS, the City of Angels hereby amends the Land Use and Housing Elements based upon the following evidence in the record and Findings; and

WHEREAS, the City Council considered amending the General Plan Land Use Map at a duly noticed hearing on July 7, 1992 for 0.86 +- acres identified as portions of Tax Assessor's Parcel Number 58-014-010 and 15 from Special Planning to Public Service/Open Space General Plan Designation as shown on Exhibit A; and

WHEREAS, all those wishing to speak on July 7, 1992 to the issue were given an opportunity to do so and this evidence having been heard; the Council hereby makes the following findings:

1. The public hearing was duly advertised and noticed in accordance to law.
2. There were no objections to the proposed change.
3. The proposed change would be consistent with the intent of the General Plan and Circulation Study.
4. A Negative Declaration has been filed by the City Council for this amendment to the Land Use Element of the General Plan.

NOW, THEREFORE BE IT RESOLVED: That effective immediately, portions of Assessor's 58-014-010 and 58-014-015 in Angels Camp, Calaveras County, California have a General Plan designation as shown on Exhibit A.

BE IT FURTHER RESOLVED the City took the following actions on amending the Housing Element to the General Plan.





WHEREAS, the Planning Commission considered the draft element at a duly noticed public meetings on February 13, 1992, March 12, 1992 and April 9, 1992; and

WHEREAS, the Angels City Planning Commission conducted a a duly noticed public hearing on April 9, 1992 and received public comment with recommendation to forward the Element to City Council for adoption in Resolution 92-06; and

WHEREAS, the Angels City Council considered at a duly noticed public hearing the draft Housing Element and review letter from the State Department of Housing and Community Development at the May 19, 1992 Council Meeting with direction to Staff to amend the draft element and return with revisions for Council review; and

WHEREAS, on July 7, 1992 the Council reviewed the revisions and continued the hearing to allow further revisions; and

WHEREAS, on July 21, 1992 the Council considered the revisions closed the hearing and directed Staff to prepare a resolution adopting the 1992-1997 Housing Element in combination with the amendment to the General Plan Land Use Element.

NOW, THEREFORE BE IT RESOLVED that the City Council of the City of Angels finds as follows:

1. That the 1992-1997 Housing Element as mandated by Government Code Section 65583 includes an assessment of housing needs resources and constraints as well as the statement of the community's goals, objectives and policies relative to the development of housing; and
2. That the Planning Agency for the City of Angels Camp is required to establish a program which sets forth a five-year schedule of actions to implement the policies and achieve the goals and objectives of the Housing Element through the administration of land use and development controls, provisions of regulatory concessions and incentives; and
3. That the Planning Agency submitted a draft Housing Element to the State Department of Housing and Community Development at least 90 days prior to the adoption as mandated by Section 65585(b) of the Government Code; and
4. The City received the report from the State of May 2, 1992 and responded to the comments through an amended element.
5. The City Council conducted a duly noticed public hearing on July 7, 1992 and continued to July 21, 1992 on the draft Housing Element, considered all testimony, closed the hearing on July 21, 1992 and directed preparation of a resolution amending the General Plan for consideration at the August 4, 1992 regular Council meeting.

NOW BE IT FURTHER RESOLVED that the City Council of the City of Angels ratifies the Negative Declaration prepared in compliance with

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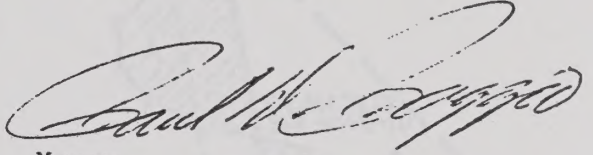
the requirement of the California Environmental Quality Act, Public Resources Code Sections 211000 to 21177 for the Housing Element; and

BE IT FURTHER RESOLVED that the Housing Element supersedes the 1982 Housing Element and hereby amends the Angels Camp General Plan and shall take effect immediately upon adoption of this resolution;

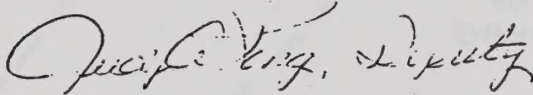
BE IT FURTHER RESOLVED that the amended General Plan is hereby found to be internally consistent with the goals, policies and objectives contained in the revised Housing Element.

PASSED AND ADOPTED this 4th day of August, 1992 by the following vote:

|          |                                             |
|----------|---------------------------------------------|
| AYES:    | Raggio, Miller, Middleton, Folendorf, Adams |
| NOES:    | None                                        |
| ABSTAIN: | None                                        |
| ABSENT:  | None                                        |

  
Mayor

ATTEST:

  
City Clerk

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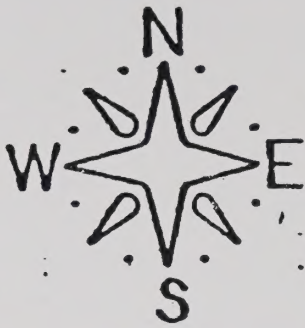
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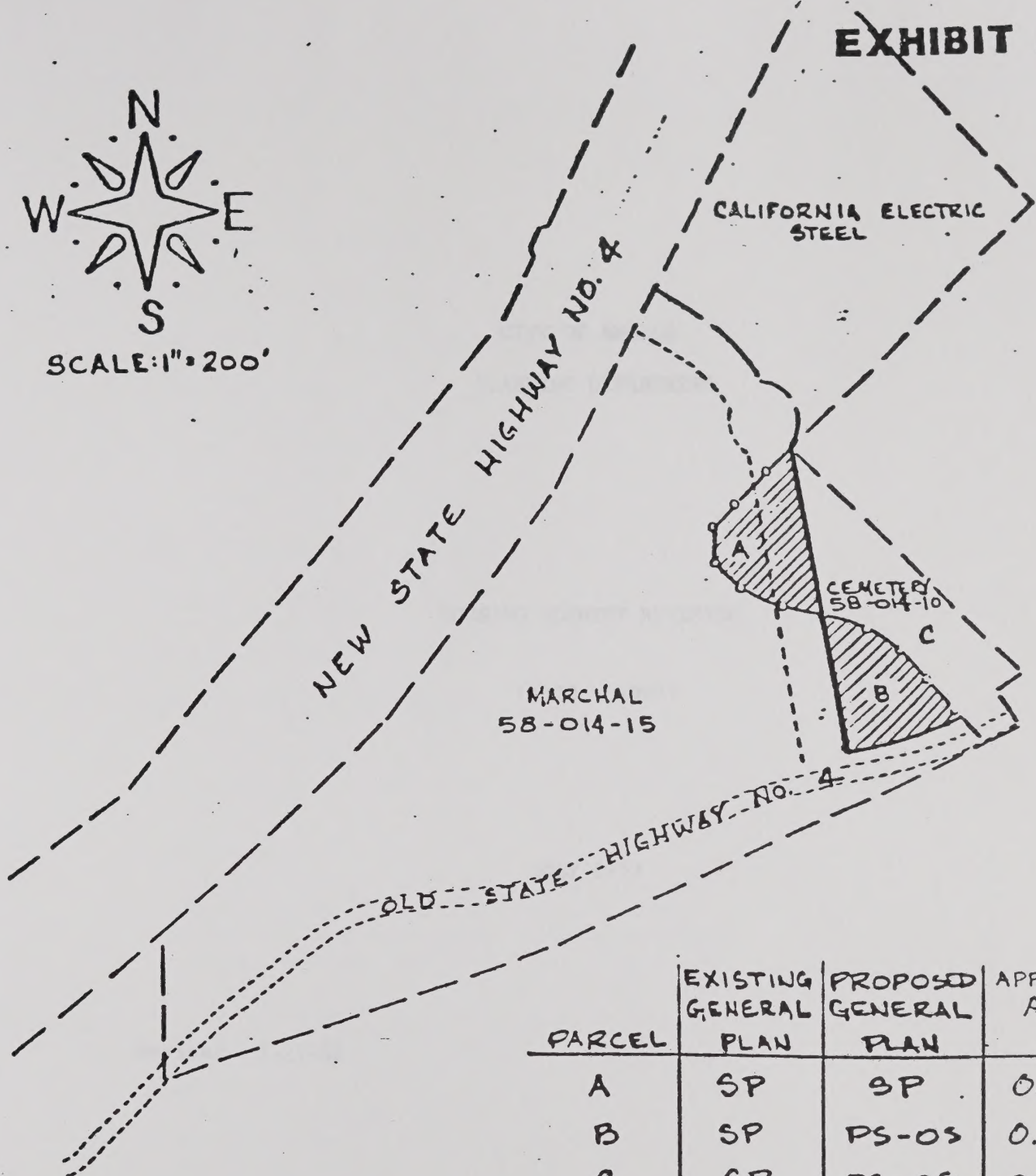
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# EXHIBIT A



SCALE: 1" = 200'



| PARCEL | EXISTING<br>GENERAL<br>PLAN | PROPOSED<br>GENERAL<br>PLAN | APPROXIMAT.<br>AREA |
|--------|-----------------------------|-----------------------------|---------------------|
| A      | SP                          | SP                          | 0.39 ac.            |
| B      | SP                          | PS-OS                       | 0.39 ac.            |
| C      | SP                          | PS-OS                       | 0.47 ac.            |

GENERAL PLAN EXHIBIT  
PC-92-09

# EXHIBIT A



| EXISTING | PROPOSED | REMARKS |
|----------|----------|---------|
| 1.00     | 1.00     | 1.00    |
| 2.00     | 2.00     | 2.00    |
| 3.00     | 3.00     | 3.00    |
| 4.00     | 4.00     | 4.00    |
| 5.00     | 5.00     | 5.00    |
| 6.00     | 6.00     | 6.00    |
| 7.00     | 7.00     | 7.00    |
| 8.00     | 8.00     | 8.00    |
| 9.00     | 9.00     | 9.00    |
| 10.00    | 10.00    | 10.00   |

GENERAL PLAN EXHIBIT

1.00



CITY OF ANGELS

PLANNING DEPARTMENT

HOUSING ELEMENT REVISION

(1992 - 1997)

JULY 1992

Revised 7-21-92

1970-1971

1972-1973

1974-1975

1976-1977

1978-1979

1980-1981



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IN SENATE,

January 1, 1901.

REPORT OF THE

COMMISSIONER OF THE

LAND OFFICE,

FOR THE YEAR

ENDING DECEMBER

31, 1900.

PRESENTED TO THE

LEGISLATURE OF TEXAS,

BY THE COMMISSIONER.

RECEIVED AT THE

OFFICE OF THE

COMMISSIONER,

AT DALLAS,

THIS 10TH DAY OF

JANUARY, 1901.

W. W. LAMAR,

COMMISSIONER.

PRINTED BY

THE TEXAS

PRINTING

COMPANY,

DALLAS,

TEXAS.

1901.

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|-----------------------------------------|-----|
| Land Costs . . . . .                    | .55 |
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1. The first part of the report is a general introduction to the subject of the study. It discusses the importance of the study and the objectives of the research. It also provides a brief overview of the methodology used in the study.

2. The second part of the report is a detailed description of the study area. It includes information about the location of the study area, the population of the study area, and the characteristics of the study area.

3. The third part of the report is a description of the data collection process. It includes information about the sources of data, the methods used to collect data, and the time period over which data was collected.

4. The fourth part of the report is a description of the data analysis process. It includes information about the statistical methods used to analyze the data, the results of the analysis, and the conclusions drawn from the analysis.

5. The fifth part of the report is a conclusion and recommendations section. It summarizes the findings of the study and provides recommendations for future research.



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Estimated 1962

Estimated 1963

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Table 10.1

Table 10.1: Summary of the results of the analysis

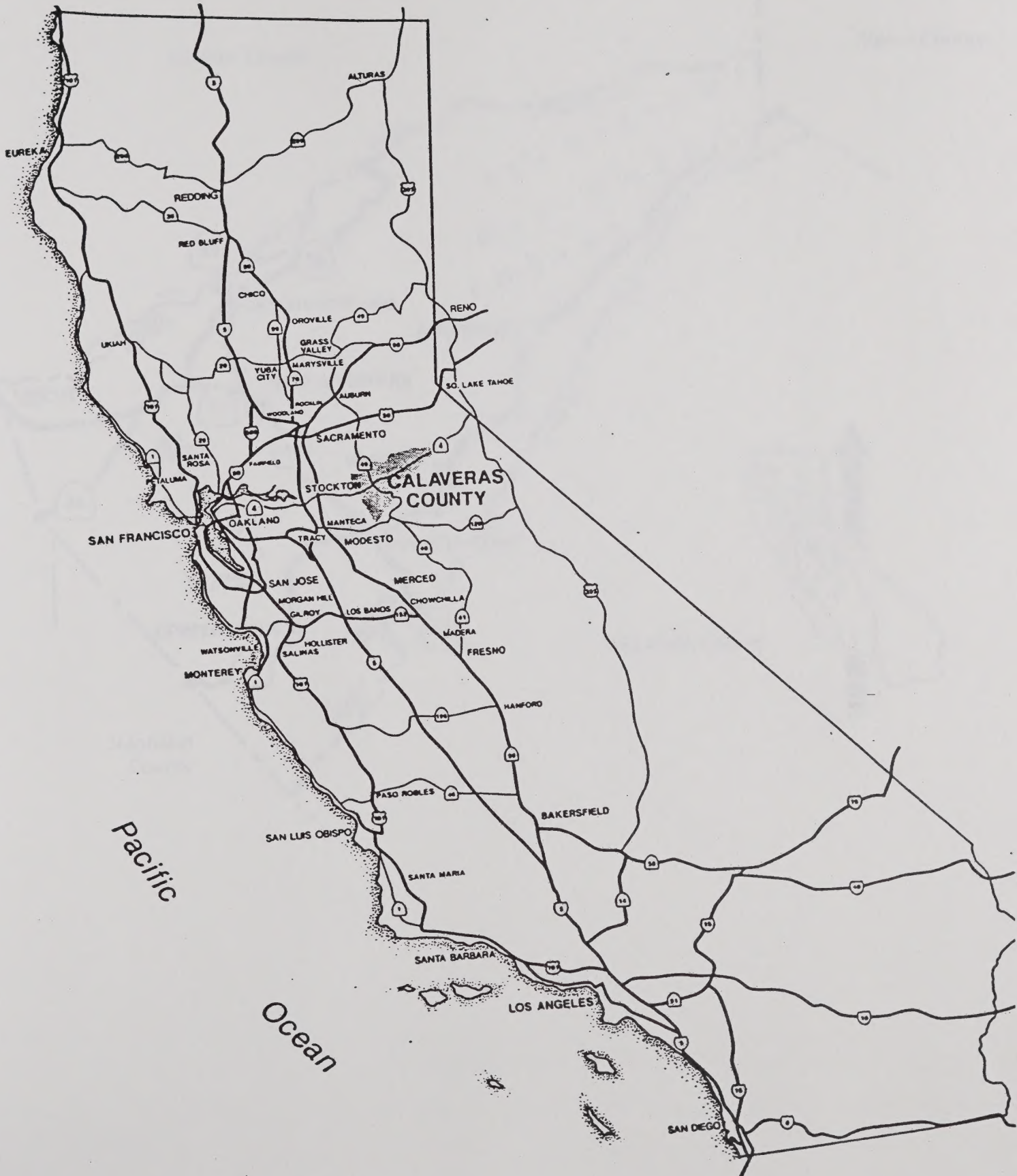
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# MAP 1

## REGIONAL MAP

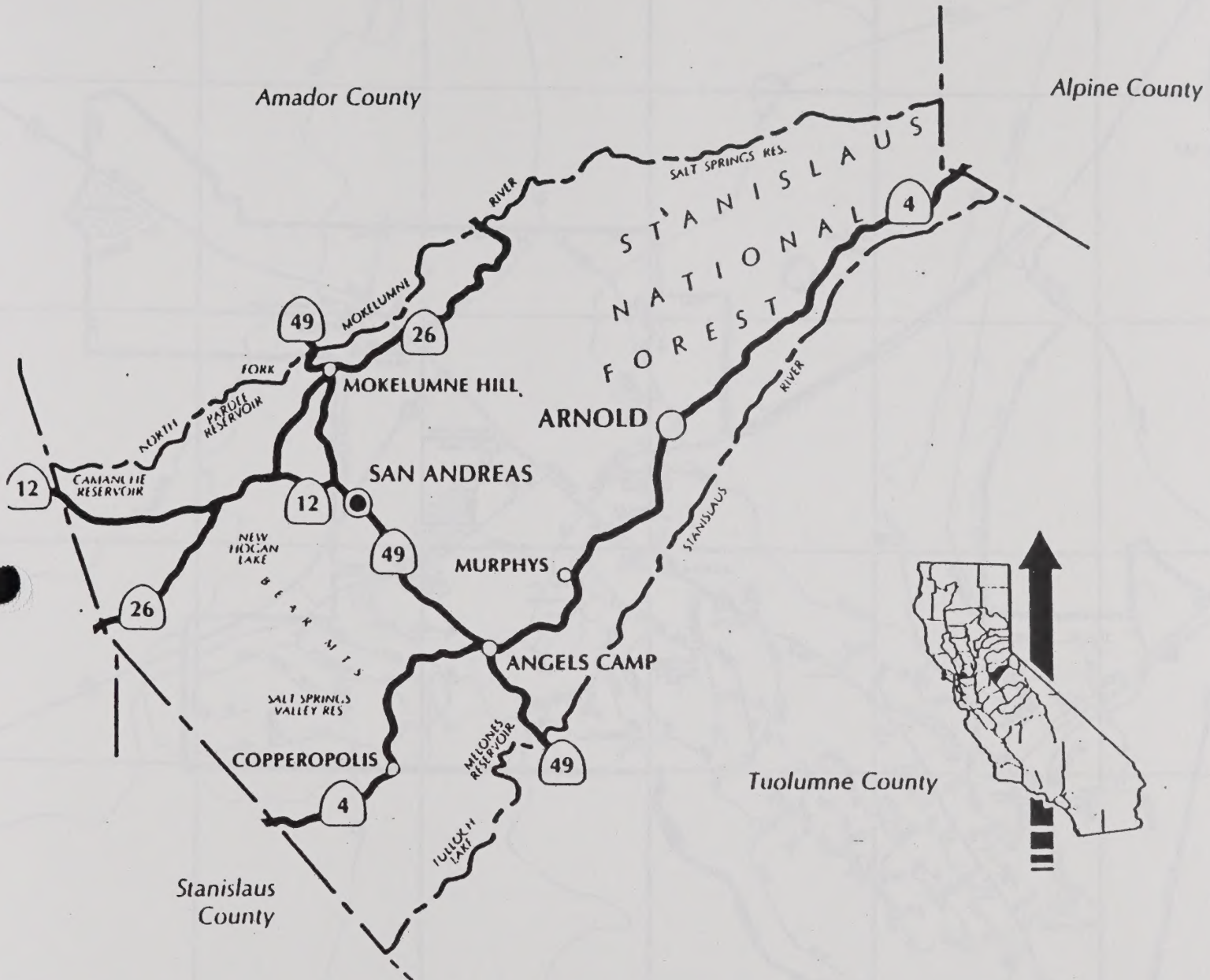


REGIONAL MAP  
MAP 1





# MAP 2 CALAVERAS COUNTY



MAP 2  
CALAVERAS COUNTY







SOURCE: Calif. Automobile Association Map, Sonoma, Angels Camp and Vicinity, Feb. 1992  
 SCALE: 1"=1500'





Map 3

Map 3

Scale 1:100,000  
Source: U.S. Geological Survey, 1960

## ASSESSMENT

### INTRODUCTION

Article 10.6 of the California Government Code mandates the inclusion of a Housing Element in each jurisdiction's General Plan. The Code states specifically, that "the housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, and scheduled programs for the preservation, improvement, and development of housing. The housing element shall identify adequate sites for housing, including rental housing, factory built housing, and mobilehomes, and shall make adequate provision for the existing and projected needs of all economic segments of the community." (Section 65583).

The provision of housing is a local endeavor which has become a significant issue for many cities and counties, with the provision of affordable housing a primary concern. The City of Angels current Housing Element, adopted in 1982, established goals and policies to meet the housing needs identified at that time.

The City, however, is undergoing dynamic changes in growth altering many housing needs identified ten years ago. This updated Housing Element, with its revised goals and policies, will assist the City in meeting the new housing needs of the community.

#### Evaluation of 1982 - 1992 Housing Element

Since the City last updated its Housing Element in 1982, the City has seen a slow gradual build up of new housing and remodeling of existing housing. The goals and policies identified in the 1982 Element supported balancing the components of growth, providing a variety of housing by type, tenure and cost, increasing housing affordability, promoting fair housing, conserving, maintaining and improving existing housing units, locating multiple family developments near commercial, schools or recreational areas and serviced by arterial or collector streets, and maintain the rural character of the town's single family areas. The goals and policies remain appropriate ones for the community and have been included in the revised element. An analysis of the 1982-1991 programs is shown in Table 1, noting the City's efforts in accomplishing most of the programs. All programs which are ongoing are included in the 1992-1997 Goals, Policies and Action Section.

#### Table 1: Analysis of 1982 - 1992 Actions

GOAL - 1 "To promote the provision of adequate housing for present and future residents regardless of income, age, race of ethnic background within the City's growth constraints."

Status: Since 1982, the City added 137 dwelling units including 50 apartment units funded by a Farmers Home Administration 515 Loan in 1985.



Page 10

On the day of the Christmas dinner, the children of the family were all present. The dinner was a very successful one. The children were all very happy and enjoyed the dinner very much. The dinner was a very successful one. The children were all very happy and enjoyed the dinner very much. The dinner was a very successful one. The children were all very happy and enjoyed the dinner very much.

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GOAL - 2 "To promote the availability of all types and prices of housing within the community."

Status: A total of 137 dwelling units were added to the City's Housing inventory since 1981. Units included mobile homes moved into mobile home parks or onto permanent foundations on single family lots, establishment of an elderly group home for 17 clients, establishment of a 50 unit low-moderate income apartment complex and 46 new single family dwellings in 1990 and 1991. Refer to Table 2 regarding actual assistance compared with housing objectives.

GOAL - 3 "To promote open and free choice to housing for all."

Status: The City observes all mandatory fair housing policies and practices.

POLICY-1 "Identify the housing needs of all segments of the community."

Status: Ongoing study of market trends in the Community. Current status reflects a demand for more elderly units and affordable housing for first time homebuyers.

POLICY-2 "In the interest of public health and safety, the City shall encourage low interest loan and grant programs for rehabilitation of existing housing."

Status: The City has not opposed private use of low interest loan and grant programs for rehabilitation of existing housing. No direct City participation in underwriting low interest loans and grants by the City has occurred.

POLICY-3 "Develop location standards for multifamily units, mobilhomes, condominiums, and other alternative forms of housing."

Status: Plan review and Use Permit review of multiple family developments utilized locational criteria included in the City's Zoning Ordinance amended in 1985.

POLICY-4 "Enforce the Uniform Building Code."

Status: The City Building Inspector enforces all provisions of the Uniform Building Code as an ongoing responsibility.

POLICY-5 "Monitor and evaluate building codes for inclusion of new or innovative construction designs, methods and materials."

Status: As building codes evolve and change, the City adopts the most recent revisions of the U.B.C.

POLICY-6 "Encourage property owners to evaluate their structure(s) by providing inspections on request at a reasonable fee."

the power of the individual at the time and before of  
anyone within the community.

Page 1

Page 2

A total of 17,000,000 units were sold in the United  
States between 1950 and 1960. These units were sold in  
the form of a small number of units in each of the  
various states, and the total number of units sold in  
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units sold in the United States was approximately 17,000,000  
units.



Status: The City Building Inspector over the past 10 years has provided structural inspections upon request. Few structural inspections have occurred.

POLICY-7 "Develop a means for identification, evaluation and demolition of structurally unsafe buildings."

Status: Joint review by the Building Inspector and Fire Chief have resulted in joint determinations of structurally unsafe buildings. Few such inspections have been called for over the past 10 years.

POLICY-8 "Maintain the rural character of existing single family areas."

Status: Waiver of standard City Road Improvement standards for two single family subdivisions in 1986 and 1988 resulted in preserving the topography, rock outcroppings and vegetation with minimizing surface disruption in order to maintain a rural quality in single family neighborhoods.

POLICY-9 "Preserve older single family homes and small apartment buildings."

STATUS: A total of 4 demolitions occurred since 1982 of single family structures determined to be beyond economic reconstruction. Approximately 2 remodels occurred each year since 1982 which improved the housing condition of the 231 units having deficiencies. Tracking of maintenance on the 231 units was not conducted by the City. Updating the City's Housing Condition Survey may be undertaken if CDBG funds are secured.

POLICY-10 "Multifamily residential designated areas shall be in close proximity to commercial, school, or recreation areas."

STATUS: The City's General Plan and Zoning Maps designate multiple family sites in close proximity to parks, commercial and school areas.

POLICY-11 "Multifamily residential designated areas shall have direct access to arterial or collector streets."

STATUS: The City adopted the 1991 Circulation Study showing proposed arterial and collector streets adjacent to adopted multiple family residential areas.

POLICY-12 "The location factors for uses in multi-family residential areas shall be applied to mobilehome parks."

STATUS: Two requests for a mobilehome parks were submitted from 1982 to 1992. One was withdrawn in 1983 and is now the site of the 50 unit Altaville Apartments. The



The first building constructed was the main building, which was completed in 1901. The building was designed by the architect, and the construction was completed in 1901.

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second submitted in 1990 was directly affected by the proposed SR-4 Bypass and was inconsistent with the City's General Plan.

POLICY-13"Conversion of multifamily residential units to condominiums will be allowed only when there exists adequate rental units within the City."

STATUS: No requests for condominium conversions were made from 1982 to 1992.

POLICY-14"Develop standards for assisted housing within the community."

STATUS: No assisted housing design criteria were developed since 1982. Individual project design was evaluated as part of site plan review or use permit review.

Assessment of Planning Services 1981 to 1991

One of the constraints to implementation of the 1982 Housing Element has been retention of a single planning consultant. The City utilized the services of the Central Sierra Planning Council Circuit Rider Planning program in 1981 to prepare the 1982 Housing Element and General Plan. The City from 1983 to 1987 contracted with several individuals to serve as Community Planner and in 1987 contracted again with Central Sierra to provide Planning services. In the interim, Planning was primarily focused on current project review. Revising and implementing the housing element was a low priority.

In 1991, the City hired its own full time Planner and began preparation of a revised Housing Element.

With the preparation and adoption of the 1992 Housing Element, the City will be making every effort to monitor and objectively record housing activity in the City Limits.





Table 2 Comparison of 1982 Housing Objectives to Actual Program Assistance Farmers Home Administration Programs

| <u>YEAR</u> | 1982 Proposed Goal |     | Actual Units Constructed |     |
|-------------|--------------------|-----|--------------------------|-----|
|             | Program<br>502     | 504 | Program<br>502           | 504 |
| 1981        | 3                  | 3   | 1                        | -   |
| 1982        | 3                  | 3   | -                        | 4   |
| 1983        | 3                  | 3   | -                        | -   |
| 1984        | 3                  | 3   | -                        | 1   |
| 1985        | 3                  | 3   | -                        | 1   |
| 1986        | 3                  | 3   | -                        | 2   |
| 1987        | -                  | -   | -                        | -   |
| 1988        | -                  | -   | -                        | -   |
| 1989        | -                  | -   | 10                       | -   |
| 1990        | -                  | -   | 8                        | 1   |
| 1991        | -                  | -   | -                        | -   |
| TOTAL       | 18                 | 18  | 19                       | 9   |

Regarding HUD Section 8, Deferred Loan and CHFA program for home ownership and home improvement, the City did not participate in any of these programs during the time period. The FmHA 515 program was used to finance construction of the 50 units Altaville Apartment complex.



Population TrendsPopulation Growth

Historically, Angels Camp's population has fluctuated since the 1850's based upon mining activity. The City's population in 1912 was approximately 4000 at the time of incorporation. In 1970 the City's population was 1,710 according to the U.S. Census. Annexation of Altaville in 1972 and natural population increase brought the City's population up to 2302 (Refer to Table C-1) in 1980. The revised 1990 U.S. Census places the population at 2,582 in a total of 1,229 housing units.

For the purposes of the 1992 - 1997 Housing Element, the population and housing data reported in 1990 STF#1 and the 1990 U.S. Census California Summary of Population and Housing Characteristics is used. The initial reported population was 2,409 persons which was in error and revised December 31, 1991 to be 2,582 persons. Detailed housing and population characteristics have not been changed.

The State Department of Finance, Population Research Unit in May of 1992 prepared revised estimate for 1991 and 1992 population at 2,680 and 2,811 persons respectively for the City. (Refer to Table 1).

Age Characteristics

Age characteristics for the residents of Angels Camp closely parallel those of the County in 1990 as indicated on Table C-3. Over 20% of the population is over the age of 65 in the City in 1990. Approximately 24% of the population is under the age of 18 according to the 1990 Census.

The STF #3 report presents the poverty status by age group and is reprinted as Table C-1. A total of 2,111 persons are at or above the poverty level with 251 persons below the poverty level.

Poverty Status in 1989 (Universe: Persons for whom poverty status is determined

| Persons | TABLE C-1           |               |
|---------|---------------------|---------------|
|         | At or Above Poverty | Below Poverty |
| Age     | 2111                | 251           |
| 0-4     | 145                 | 32            |
| 5       | 44                  | 6             |
| 6-11    | 141                 | 22            |
| 12-17   | 161                 | 15            |
| 18-24   | 104                 | 44            |
| 25-34   | 288                 | 36            |
| 35-44   | 295                 | 34            |
| 45-54   | 253                 | 17            |
| 55-59   | 102                 | 6             |
| 60-64   | 117                 | 10            |
| 65-74   | 240                 | 10            |
| 75 +    | 221                 | 19            |



# Table 1

## Table 2

The first part of the report deals with the general situation in the country. It is followed by a chapter on the economic situation, then on the social situation, and finally on the cultural situation. The report is written in a clear and concise style, and is well illustrated with statistics and diagrams. It is a valuable source of information for anyone interested in the country.

The second part of the report deals with the specific situation in the country. It is followed by a chapter on the economic situation, then on the social situation, and finally on the cultural situation. The report is written in a clear and concise style, and is well illustrated with statistics and diagrams. It is a valuable source of information for anyone interested in the country.

The third part of the report deals with the specific situation in the country. It is followed by a chapter on the economic situation, then on the social situation, and finally on the cultural situation. The report is written in a clear and concise style, and is well illustrated with statistics and diagrams. It is a valuable source of information for anyone interested in the country.

## Table 3

The fourth part of the report deals with the specific situation in the country. It is followed by a chapter on the economic situation, then on the social situation, and finally on the cultural situation. The report is written in a clear and concise style, and is well illustrated with statistics and diagrams. It is a valuable source of information for anyone interested in the country.

The fifth part of the report deals with the specific situation in the country. It is followed by a chapter on the economic situation, then on the social situation, and finally on the cultural situation. The report is written in a clear and concise style, and is well illustrated with statistics and diagrams. It is a valuable source of information for anyone interested in the country.

The sixth part of the report deals with the specific situation in the country. It is followed by a chapter on the economic situation, then on the social situation, and finally on the cultural situation. The report is written in a clear and concise style, and is well illustrated with statistics and diagrams. It is a valuable source of information for anyone interested in the country.

| Table 3 |       | Table 4 |       |
|---------|-------|---------|-------|
| Year    | Value | Year    | Value |
| 1950    | 100   | 1950    | 100   |
| 1951    | 105   | 1951    | 105   |
| 1952    | 110   | 1952    | 110   |
| 1953    | 115   | 1953    | 115   |
| 1954    | 120   | 1954    | 120   |
| 1955    | 125   | 1955    | 125   |
| 1956    | 130   | 1956    | 130   |
| 1957    | 135   | 1957    | 135   |
| 1958    | 140   | 1958    | 140   |
| 1959    | 145   | 1959    | 145   |
| 1960    | 150   | 1960    | 150   |
| 1961    | 155   | 1961    | 155   |
| 1962    | 160   | 1962    | 160   |
| 1963    | 165   | 1963    | 165   |
| 1964    | 170   | 1964    | 170   |
| 1965    | 175   | 1965    | 175   |
| 1966    | 180   | 1966    | 180   |
| 1967    | 185   | 1967    | 185   |
| 1968    | 190   | 1968    | 190   |
| 1969    | 195   | 1969    | 195   |
| 1970    | 200   | 1970    | 200   |
| 1971    | 205   | 1971    | 205   |
| 1972    | 210   | 1972    | 210   |
| 1973    | 215   | 1973    | 215   |
| 1974    | 220   | 1974    | 220   |
| 1975    | 225   | 1975    | 225   |
| 1976    | 230   | 1976    | 230   |
| 1977    | 235   | 1977    | 235   |
| 1978    | 240   | 1978    | 240   |
| 1979    | 245   | 1979    | 245   |
| 1980    | 250   | 1980    | 250   |
| 1981    | 255   | 1981    | 255   |
| 1982    | 260   | 1982    | 260   |
| 1983    | 265   | 1983    | 265   |
| 1984    | 270   | 1984    | 270   |
| 1985    | 275   | 1985    | 275   |
| 1986    | 280   | 1986    | 280   |
| 1987    | 285   | 1987    | 285   |
| 1988    | 290   | 1988    | 290   |
| 1989    | 295   | 1989    | 295   |
| 1990    | 300   | 1990    | 300   |
| 1991    | 305   | 1991    | 305   |
| 1992    | 310   | 1992    | 310   |
| 1993    | 315   | 1993    | 315   |
| 1994    | 320   | 1994    | 320   |
| 1995    | 325   | 1995    | 325   |
| 1996    | 330   | 1996    | 330   |
| 1997    | 335   | 1997    | 335   |
| 1998    | 340   | 1998    | 340   |
| 1999    | 345   | 1999    | 345   |
| 2000    | 350   | 2000    | 350   |
| 2001    | 355   | 2001    | 355   |
| 2002    | 360   | 2002    | 360   |
| 2003    | 365   | 2003    | 365   |
| 2004    | 370   | 2004    | 370   |
| 2005    | 375   | 2005    | 375   |
| 2006    | 380   | 2006    | 380   |
| 2007    | 385   | 2007    | 385   |
| 2008    | 390   | 2008    | 390   |
| 2009    | 395   | 2009    | 395   |
| 2010    | 400   | 2010    | 400   |
| 2011    | 405   | 2011    | 405   |
| 2012    | 410   | 2012    | 410   |
| 2013    | 415   | 2013    | 415   |
| 2014    | 420   | 2014    | 420   |
| 2015    | 425   | 2015    | 425   |
| 2016    | 430   | 2016    | 430   |
| 2017    | 435   | 2017    | 435   |
| 2018    | 440   | 2018    | 440   |
| 2019    | 445   | 2019    | 445   |
| 2020    | 450   | 2020    | 450   |
| 2021    | 455   | 2021    | 455   |
| 2022    | 460   | 2022    | 460   |
| 2023    | 465   | 2023    | 465   |
| 2024    | 470   | 2024    | 470   |
| 2025    | 475   | 2025    | 475   |
| 2026    | 480   | 2026    | 480   |
| 2027    | 485   | 2027    | 485   |
| 2028    | 490   | 2028    | 490   |
| 2029    | 495   | 2029    | 495   |
| 2030    | 500   | 2030    | 500   |

| Persons                              | At or Above Poverty | Below Poverty |
|--------------------------------------|---------------------|---------------|
| White                                | 2014                | 232           |
| Black                                | 7                   | 0             |
| American Indian, Eskimo, or<br>Aleut | 73                  | 5             |
| Asian or Pacific Islander            | 0                   | 4             |
| Other                                | 17                  | 10            |
| Hispanic                             | 121                 | 12            |

Source: STF#3, U.S. Census 1990 Census of Population and Housing  
May, 1992.





Table C-4 presents enrollment figures for Mark Twain Elementary school from 1981 to 1991 and presents a steady increase in enrollment from 1983 on an average of 8 percent per year. Mark Twain Elementary serves the SR-4 area to the Copperopolis area which is undergoing residential development and accounts for the majority of the school age population increase.

#### Ethnic Characteristics

The following table presents 1980 and 1990 ethnic characteristics for the City based upon the 1980 and 1990 U.S. Census.

TABLE C-2 ETHNICITY 1980-1990 Angels Camp

| <u>Ethnicity</u>          | <u>1980</u> |       | <u>1990</u> |       |
|---------------------------|-------------|-------|-------------|-------|
|                           | Number      | %     | Number      | %     |
| Caucasian                 | 2216        | 96.3  | 2302        | 95.5  |
| American Indian           | 41          | 1.8   | 71          | 2.9   |
| Asian or Pacific Islander | 12          | .5    | 10          | .4    |
| Black                     | 4           | .2    | 6           | .2    |
| Other                     | 29          | 1.2   | 20          | .8    |
| TOTAL                     | 2302        | 100.0 | 2409        | 99.8* |

\*Does not total 100% due to rounding.

The 1990 Census indicates 96% ethnicity as Caucasian ancestry with the remaining 4% a combination American Indian, Asian or Pacific Islander, Black and Other Groups. Since 1980, ethnicity ratios remained constant. Table C-5 presents selected household characteristics for the City and County for 1990.



ANGELS CAMP AND CALAVERAS COUNTY

TABLE 3 ESTIMATED POPULATION 1980 TO 1992

| STATE DEPARTMENT OF FINANCE PROJECTIONS |      |           | CALAVERAS COUNTY CALAFAX MODEL |         |                  |
|-----------------------------------------|------|-----------|--------------------------------|---------|------------------|
|                                         | CITY | UNINCORP. | TOTAL                          |         |                  |
| 4-1-80 a.                               | 2302 | 18408     | 20710                          | 2302 b. | 20,710 b. 23,012 |
| 1-1-81                                  | 2225 | 19360     | 21585                          | 2409    | 22,403 24,812    |
| 1-1-82                                  | 2205 | 20560     | 22765                          | 2517    | 24,040 26,557    |
| 1-1-83                                  | 2224 | 21829     | 24053                          | 2624    | 25,623 28,247    |
| 1-1-84                                  | 2196 | 22872     | 25068                          | 2731    | 27,155 29,886    |
| 1-1-85                                  | 2224 | 24082     | 26306                          | 2839    | 28,637 31,476    |
| 1-1-86                                  | 2233 | 25006     | 27239                          | 2946 c. | 30,050 c. 32,996 |
| 1-1-87                                  | 2409 | 26385     | 28794                          | 3154 c. | 31,985 c. 35,139 |
| 1-1-88                                  | 2550 | 27911     | 30461                          | 3376    | 34,045 37,421    |
| 1-1-89                                  | 2584 | 29812     | 32396                          | 3614    | 36,918 40,532    |
| 1-1-90                                  | 2680 | 31707     | 34387                          | 3869    | 38,571 42,440    |
| 4-1-90 d.                               | 2409 | 29589     | 31998                          |         |                  |
| 4-1-90 e.                               | 2582 | 29416     | 31998                          |         |                  |
| 1-1-91 e.                               | 2680 | 31044     | 33724                          |         |                  |
| 1-1-92 e.                               | 2811 | 32901     | 35712                          |         |                  |

Footnote: a. 1980 - U.S. Census Data

b. 1980 - 87 Exponential projection - CALAFAX

c. 1986 - 87 Plng. Dept. Estimate - Table 5 - CALAFAX

d. 1990 - U.S. Census Data, 1990 CPH-1-6

e. 1992 State Department of Finance, Demographic Research Unit. Report E-5  
Printed 4-29-92 (Reflects adjusted 1990 U.S. Census Figures)



TABLE 1  
 SUMMARY OF DATA FOR THE  
 STUDY OF THE EFFECTS OF  
 THE 1962-63 DROUGHT

| STATION |  |  | 1962-63 |  |  | 1963-64 |  |  | 1964-65 |  |  | 1965-66 |  |  | 1966-67 |  |  | 1967-68 |  |  | 1968-69 |  |  | 1969-70 |  |  | 1970-71 |  |  | 1971-72 |  |  | 1972-73 |  |  | 1973-74 |  |  | 1974-75 |  |  | 1975-76 |  |  | 1976-77 |  |  | 1977-78 |  |  | 1978-79 |  |  | 1979-80 |  |  | 1980-81 |  |  | 1981-82 |  |  | 1982-83 |  |  | 1983-84 |  |  | 1984-85 |  |  | 1985-86 |  |  | 1986-87 |  |  | 1987-88 |  |  | 1988-89 |  |  | 1989-90 |  |  | 1990-91 |  |  | 1991-92 |  |  | 1992-93 |  |  | 1993-94 |  |  | 1994-95 |  |  | 1995-96 |  |  | 1996-97 |  |  | 1997-98 |  |  | 1998-99 |  |  | 1999-00 |  |  | 2000-01 |  |  | 2001-02 |  |  | 2002-03 |  |  | 2003-04 |  |  | 2004-05 |  |  | 2005-06 |  |  | 2006-07 |  |  | 2007-08 |  |  | 2008-09 |  |  | 2009-10 |  |  | 2010-11 |  |  | 2011-12 |  |  | 2012-13 |  |  | 2013-14 |  |  | 2014-15 |  |  | 2015-16 |  |  | 2016-17 |  |  | 2017-18 |  |  | 2018-19 |  |  | 2019-20 |  |  | 2020-21 |  |  | 2021-22 |  |  | 2022-23 |  |  | 2023-24 |  |  | 2024-25 |  |  | 2025-26 |  |  | 2026-27 |  |  | 2027-28 |  |  | 2028-29 |  |  | 2029-30 |  |  | 2030-31 |  |  | 2031-32 |  |  | 2032-33 |  |  | 2033-34 |  |  | 2034-35 |  |  | 2035-36 |  |  | 2036-37 |  |  | 2037-38 |  |  | 2038-39 |  |  | 2039-40 |  |  | 2040-41 |  |  | 2041-42 |  |  | 2042-43 |  |  | 2043-44 |  |  | 2044-45 |  |  | 2045-46 |  |  | 2046-47 |  |  | 2047-48 |  |  | 2048-49 |  |  | 2049-50 |  |  | 2050-51 |  |  | 2051-52 |  |  | 2052-53 |  |  | 2053-54 |  |  | 2054-55 |  |  | 2055-56 |  |  | 2056-57 |  |  | 2057-58 |  |  | 2058-59 |  |  | 2059-60 |  |  | 2060-61 |  |  | 2061-62 |  |  | 2062-63 |  |  | 2063-64 |  |  | 2064-65 |  |  | 2065-66 |  |  | 2066-67 |  |  | 2067-68 |  |  | 2068-69 |  |  | 2069-70 |  |  | 2070-71 |  |  | 2071-72 |  |  | 2072-73 |  |  | 2073-74 |  |  | 2074-75 |  |  | 2075-76 |  |  | 2076-77 |  |  | 2077-78 |  |  | 2078-79 |  |  | 2079-80 |  |  | 2080-81 |  |  | 2081-82 |  |  | 2082-83 |  |  | 2083-84 |  |  | 2084-85 |  |  | 2085-86 |  |  | 2086-87 |  |  | 2087-88 |  |  | 2088-89 |  |  | 2089-90 |  |  | 2090-91 |  |  | 2091-92 |  |  | 2092-93 |  |  | 2093-94 |  |  | 2094-95 |  |  | 2095-96 |  |  | 2096-97 |  |  | 2097-98 |  |  | 2098-99 |  |  | 2099-00 |  |  | 2100-01 |  |  | 2101-02 |  |  | 2102-03 |  |  | 2103-04 |  |  | 2104-05 |  |  | 2105-06 |  |  | 2106-07 |  |  | 2107-08 |  |  | 2108-09 |  |  | 2109-10 |  |  | 2110-11 |  |  | 2111-12 |  |  | 2112-13 |  |  | 2113-14 |  |  | 2114-15 |  |  | 2115-16 |  |  | 2116-17 |  |  | 2117-18 |  |  | 2118-19 |  |  | 2119-20 |  |  | 2120-21 |  |  | 2121-22 |  |  | 2122-23 |  |  | 2123-24 |  |  | 2124-25 |  |  | 2125-26 |  |  | 2126-27 |  |  | 2127-28 |  |  | 2128-29 |  |  | 2129-30 |  |  | 2130-31 |  |  | 2131-32 |  |  | 2132-33 |  |  | 2133-34 |  |  | 2134-35 |  |  | 2135-36 |  |  | 2136-37 |  |  | 2137-38 |  |  | 2138-39 |  |  | 2139-40 |  |  | 2140-41 |  |  | 2141-42 |  |  | 2142-43 |  |  | 2143-44 |  |  | 2144-45 |  |  | 2145-46 |  |  | 2146-47 |  |  | 2147-48 |  |  | 2148-49 |  |  | 2149-50 |  |  | 2150-51 |  |  | 2151-52 |  |  | 2152-53 |  |  | 2153-54 |  |  | 2154-55 |  |  | 2155-56 |  |  | 2156-57 |  |  | 2157-58 |  |  | 2158-59 |  |  | 2159-60 |  |  | 2160-61 |  |  | 2161-62 |  |  | 2162-63 |  |  | 2163-64 |  |  | 2164-65 |  |  | 2165-66 |  |  | 2166-67 |  |  | 2167-68 |  |  | 2168-69 |  |  | 2169-70 |  |  | 2170-71 |  |  | 2171-72 |  |  | 2172-73 |  |  | 2173-74 |  |  | 2174-75 |  |  | 2175-76 |  |  | 2176-77 |  |  | 2177-78 |  |  | 2178-79 |  |  | 2179-80 |  |  | 2180-81 |  |  | 2181-82 |  |  | 2182-83 |  |  | 2183-84 |  |  | 2184-85 |  |  | 2185-86 |  |  | 2186-87 |  |  | 2187-88 |  |  | 2188-89 |  |  | 2189-90 |  |  | 2190-91 |  |  | 2191-92 |  |  | 2192-93 |  |  | 2193-94 |  |  | 2194-95 |  |  | 2195-96 |  |  | 2196-97 |  |  | 2197-98 |  |  | 2198-99 |  |  | 2199-00 |  |  | 2200-01 |  |  | 2201-02 |  |  | 2202-03 |  |  | 2203-04 |  |  | 2204-05 |  |  | 2205-06 |  |  | 2206-07 |  |  | 2207-08 |  |  | 2208-09 |  |  | 2209-10 |  |  | 2210-11 |  |  | 2211-12 |  |  | 2212-13 |  |  | 2213-14 |  |  | 2214-15 |  |  | 2215-16 |  |  | 2216-17 |  |  | 2217-18 |  |  | 2218-19 |  |  | 2219-20 |  |  | 2220-21 |  |  | 2221-22 |  |  | 2222-23 |  |  | 2223-24 |  |  | 2224-25 |  |  | 2225-26 |  |  | 2226-27 |  |  | 2227-28 |  |  | 2228-29 |  |  | 2229-30 |  |  | 2230-31 |  |  | 2231-32 |  |  | 2232-33 |  |  | 2233-34 |  |  | 2234-35 |  |  | 2235-36 |  |  | 2236-37 |  |  | 2237-38 |  |  | 2238-39 |  |  | 2239-40 |  |  | 2240-41 |  |  | 2241-42 |  |  | 2242-43 |  |  | 2243-44 |  |  | 2244-45 |  |  | 2245-46 |  |  | 2246-47 |  |  | 2247-48 |  |  | 2248-49 |  |  | 2249-50 |  |  | 2250-51 |  |  | 2251-52 |  |  | 2252-53 |  |  | 2253-54 |  |  | 2254-55 |  |  | 2255-56 |  |  | 2256-57 |  |  | 2257-58 |  |  | 2258-59 |  |  | 2259-60 |  |  | 2260-61 |  |  | 2261-62 |  |  | 2262-63 |  |  | 2263-64 |  |  | 2264-65 |  |  | 2265-66 |  |  | 2266-67 |  |  | 2267-68 |  |  | 2268-69 |  |  | 2269-70 |  |  | 2270-71 |  |  | 2271-72 |  |  | 2272-73 |  |  | 2273-74 |  |  | 2274-75 |  |  | 2275-76 |  |  | 2276-77 |  |  | 2277-78 |  |  | 2278-79 |  |  | 2279-80 |  |  | 2280-81 |  |  | 2281-82 |  |  | 2282-83 |  |  | 2283-84 |  |  | 2284-85 |  |  | 2285-86 |  |  | 2286-87 |  |  | 2287-88 |  |  | 2288-89 |  |  | 2289-90 |  |  | 2290-91 |  |  | 2291-92 |  |  | 2292-93 |  |  | 2293-94 |  |  | 2294-95 |  |  | 2295-96 |  |  | 2296-97 |  |  | 2297-98 |  |  | 2298-99 |  |  | 2299-00 |  |  | 2300-01 |  |  | 2301-02 |  |  | 2302-03 |  |  | 2303-04 |  |  | 2304-05 |  |  | 2305-06 |  |  | 2306-07 |  |  | 2307-08 |  |  | 2308-09 |  |  | 2309-10 |  |  | 2310-11 |  |  | 2311-12 |  |  | 2312-13 |  |  | 2313-14 |  |  | 2314-15 |  |  | 2315-16 |  |  | 2316-17 |  |  | 2317-18 |  |  | 2318-19 |  |  | 2319-20 |  |  | 2320-21 |  |  | 2321-22 |  |  | 2322-23 |  |  | 2323-24 |  |  | 2324-25 |  |  | 2325-26 |  |  | 2326-27 |  |  | 2327-28 |  |  | 2328-29 |  |  | 2329-30 |  |  | 2330-31 |  |  | 2331-32 |  |  | 2332-33 |  |  | 2333-34 |  |  | 2334-35 |  |  | 2335-36 |  |  | 2336-37 |  |  | 2337-38 |  |  | 2338-39 |  |  | 2339-40 |  |  | 2340-41 |  |  | 2341-42 |  |  | 2342-43 |  |  | 2343-44 |  |  | 2344-45 |  |  | 2345-46 |  |  | 2346-47 |  |  | 2347-48 |  |  | 2348-49 |  |  | 2349-50 |  |  | 2350-51 |  |  | 2351-52 |  |  | 2352-53 |  |  | 2353-54 |  |  | 2354-55 |  |  | 2355-56 |  |  | 2356-57 |  |  | 2357-58 |  |  | 2358-59 |  |  | 2359-60 |  |  | 2360-61 |  |  | 2361-62 |  |  | 2362-63 |  |  | 2363-64 |  |  | 2364-65 |  |  | 2365-66 |  |  | 2366-67 |  |  | 2367-68 |  |  | 2368-69 |  |  | 2369-70 |  |  | 2370-71 |  |  | 2371-72 |  |  | 2372-73 |  |  | 2373-74 |  |  | 2374-75 |  |  | 2375-76 |  |  | 2376-77 |  |  | 2377-78 |  |  | 2378-79 |  |  | 2379-80 |  |  | 2380-81 |  |  | 2381-82 |  |  | 2382-83 |  |  | 2383-84 |  |  | 2384-85 |  |  | 2385-86 |  |  | 2386-87 |  |  | 2387-88 |  |  | 2388-89 |  |  | 2389-90 |  |  | 2390-91 |  |  | 2391-92 |  |  | 2392-93 |  |  | 2393-94 |  |  | 2394-95 |  |  | 2395-96 |  |  | 2396-97 |  |  | 2397-98 |  |  | 2398-99 |  |  | 2399-00 |  |  | 2400-01 |  |  | 2401-02 |  |  | 2402-03 |  |  | 2403-04 |  |  | 2404-05 |  |  | 2405-06 |  |  | 2406-07 |  |  | 2407-08 |  |  | 2408-09 |  |  | 2409-10 |  |  | 2410-11 |  |  | 2411-12 |  |  | 2412-13 |  |  | 2413-14 |  |  | 2414-15 |  |  | 2415-16 |  |  | 2416-17 |  |  | 2417-18 |  |  | 2418-19 |  |  | 2419-20 |  |  | 2420-21 |  |  | 2421-22 |  |  | 2422-23 |  |  | 2423-24 |  |  | 2424-25 |  |  | 2425-26 |  |  | 2426-27 |  |  | 2427-28 |  |  | 2428-29 |  |  | 2429-30 |  |  | 2430-31 |  |  | 2431-32 |  |  | 2432-33 |  |  | 2433-34 |  |  | 2434-35 |  |  | 2435-36 |  |  | 2436-37 |  |  | 2437-38 |  |  | 2438-39 |  |  | 2439-40 |  |  | 2440-41 |  |  | 2441-42 |  |  | 2442-43 |  |  | 2443-44 |  |  | 2444-45 |  |  | 2445-46 |  |  | 2446-47 |  |  | 2447-48 |  |  | 2448-49 |  |  | 2449-50 |  |  | 2450-51 |  |  | 2451-52 |  |  | 2452-53 |  |  | 2453-54 |  |  | 2454-55 |  |  | 2455-56 |  |  | 2456-57 |  |  | 2457-58 |  |  | 2458-59 |  |  | 2459-60 |  |  | 2460-61 |  |  | 2461-62 |  |  | 2462-63 |  |  | 2463-64 |  |  | 2464-65 |  |  | 2465-66 |  |  | 2466-67 |  |  | 2467-68 |  |  | 2468-69 |  |  | 2469-70 |  |  | 2470-71 |  |  | 2471-72 |  |  | 2472-73 |  |  | 2473-74 |  |  | 2474-75 |  |  | 2475-76 |  |  | 2476-77 |  |  | 2477-78 |  |  | 2478-79 |  |  | 2479-80 |  |  | 2480-81 |  |  | 2481-82 |  |  | 2482-83 |  |  | 2483-84 |  |  | 2484-85 |  |  | 2485-86 |  |  | 2486-87 |  |  | 2487-88 |  |  | 2488-89 |  |  | 2489-90 |  |  | 2490-91 |  |  | 2491-92 |  |  | 2492-93 |  |  | 2493-94 |  |  | 2494-95 |  |  | 2495-96 |  |  | 2496-97 |  |  | 2497-98 |  |  | 2498-99 |  |  | 2499-00 |  |  | 2500-01 |  |  | 2501-02 |  |  | 2502-03 |  |  | 2503-04 |  |  | 2504-05 |  |  | 2505-06 |  |  | 2506-07 |  |  | 2507-08 |  |  | 2508-09 |  |  | 2509-10 |  |  | 2510-11 |  |  | 2511-12 |  |  | 2512-13 |  |  | 2513-14 |  |  | 2514-15 |  |  | 2515-16 |  |  | 2516-17 |  |  | 2517-18 |  |  | 2518-19 |  |  | 2519-20 |  |  | 2520-21 |  |  | 2521-22 |  |  | 2522-23 |  |  | 2523-24 |  |  | 2524-25 |  |  | 2525-26 |  |  | 2526-27 |  |  | 2527-28 |  |  | 2528-29 |  |  | 2529-30 |  |  | 2530-31 |  |  | 2531-32 |  |  | 2532-33 |  |  | 2533-34 |  |  | 2534-35 |  |  | 2535-36 |  |  | 2536-37 |  |  | 2537-38 |  |  | 2538-39 |  |  | 2539-40 |  |  | 2540-41 |  |  | 2541-42 |  |  | 2542-43 |  |  | 2543-44 |  |  | 2544-45 |  |  | 2545-46 |  |  | 2546-47 |  |  | 2547-48 |  |  | 2548-49 |  |  | 2549-50 |  |  | 2550-51 |  |  | 2551-52 |  |  | 2552-53 |  |  | 2553-54 |  |  | 2554-55 |  |  | 2555-56 |  |  | 2556-57 |  |  | 2557-58 |  |  | 2558-59 |  |  | 2559-60 |  |  | 2560-61 |  |  | 2561-62 |  |  | 2562-63 |  |  | 2563-64 |  |  | 2564-65 |  |  | 2565-66 |  |  | 2566-67 |  |  | 2567-68 |  |  | 2568-69 |  |  | 2569-70 |  |  | 2570-71 |  |  | 2571-72 |  |  | 2572-73 |  |  | 2573-74 |  |  | 2574-75 |  |  | 2575-76 |  |  | 2576-77 |  |  | 2577-78 |  |  | 2578-79 |  |  | 2579-80 |  |  | 2580-81 |  |  | 2581-82 |  |  | 2582-83 |  |  | 2583-84 |  |  | 2584-85 |  |  | 2585-86 |  |  | 2586-87 |  |  | 2587-88 |  |  | 2588-89 |  |  | 2589-90 |  |  | 2590-91 |  |  | 2591-92 |  |  | 2592-93 |  |  | 2593-94 |  |  | 2594-95 |  |  | 2595-96 |  |  | 2596-97 |  |  | 2597-98 |  |  | 2598-99 |  |  | 2599-00 |  |  | 2600-01 |  |  | 2601-02 |  |  | 2602-03 |  |  | 2603-04 |  |  | 2604-05 |  |  | 2605-06 |  |  | 2606-07 |  |  | 2607-08 |  |  | 2608-09 |  |  | 2609-10 |  |  | 2610-11 |  |  | 2611-12 |  |  | 2612-13 |  |  | 2613-14 |  |  | 2614-15 |  |  | 2615-16 |  |  | 2616-17 |  |  | 2617-18 |  |  | 2618-19 |  |  | 2619-20 |  |  | 2620-21 |  |  | 2621-22 |  |  | 2622-23 |  |  | 2623-24 |  |  | 2624-25 |  |  | 2625-26 |  |  | 2626-27 |  |  | 2627-28 |  |  | 2628-29 |  |  | 2629-30 |  |  | 2630-31 |  |  | 2631-32 |  |  | 2632-33 |  |  | 2633-34 |  |  | 2634-35 |  |  | 2635-36 |  |  | 2636-37 |  |  | 2637-38 |  |  | 2638-39 |  |  | 2639-40 |  |  | 2640-41 |  |  | 2641-42 |  |  | 2642-43 |  |  | 2643-44 |  |  | 2644-45 |  |  | 2645-46 |  |  | 2646-47 |  |  | 2647-48 |  |  | 2648-49 |  |  | 2649-50 |  |  | 2650-51 |  |  | 2651-52 |  |  | 2652-53 |  |  | 2653-54 |  |  | 2654-55 |  |  | 2655-56 |  |  | 2656-57 |  |  | 2657-58 |  |  | 2658-59 |  |  | 2659-60 |  |  | 2660-61 |  |  | 2661-62 |  |  | 2662-63 |  |  | 2663-64 |  |  | 2664-65 |  |  | 2665-66 |  |  | 2666-67 |  |  | 2667-68 |  |  | 2668-69 |  |  | 2669-70 |  |  | 2670-71 |  |  | 2671-72 |  |  | 2672-73 |  |  | 2673-74 |  |  | 2674-75 |  |  | 2675-76 |  |  | 2676-77 |  |  | 2677-78 |  |  | 2678-79 |  |  | 2679-80 |  |  | 2680-81 |  |  | 2681-82 |  |  | 2682-83 |  |  | 2683-84 |  |  | 2684-85 |  |  | 2685-86 |  |  | 2686-87 |  |  | 2687-88 |  |  | 2688-89 |  |  | 2689-90 |  |  | 2690-91 |  |  | 2691-92 |  |  | 2692-93 |  |  | 2693-94 |  |  | 2694-95 |  |  | 2695-96 |  |  | 2696-97 |  |  | 2697-98 |  |  | 2698-99 |  |  | 2699-00 |  |  | 2700-01 |  |  | 2701-02 |  |  | 2702-03 |  |  | 2703-04 |  |  | 2704-05 |  |  | 2705-06 |  |  | 2706-07 |  |  | 2707-08 |  |  | 2708-09 |  |  | 2709-10 |  |  | 2710-11 |  |  | 2711-12 |  |  | 2712-13 |  |  | 2713-14 |  |  | 2714-15 |  |  | 2715-16 |  |  | 2716-17 |  |  | 2717-18 |  |  | 2718-19 |  |  | 2719-20 |  |  | 2720-21 |  |  | 2721-22 |  |  | 2722-23 |  |  | 2723-24 |  |  | 2724-25 |  |  | 2725-26 |  |  | 2726-27 |  |  | 2727-28 |  |  | 2728-29 |  |  | 2729-30 |  |  | 2730-31 |  |  | 2731-32 |  |  | 2732-33 |  |  | 2733-34 |  |  | 2734-35 |  |  | 2735-36 |  |  | 2736-37 |  |  | 2737-38 |  |  | 2738-39 |  |  | 2739-40 |  |  | 2740-41 |  |  | 2741-42 |  |  | 2742-43 |  |  | 2743-44 |  |  | 2744-45 |  |  | 2745-46 |  |  | 2746-47 |  |  | 2747-48 |  |  | 2748-49 |  |  | 2749-50 |  |  | 2750-51 |  |  | 2751-52 |  |  | 2752-53 |  |  | 2753-54 |  |  | 2754-55 |  |  | 2755-56 |  |  | 2756-57 |  |  | 2757-58 |  |  | 2758-59 |  |  | 2759-60 |  |  | 2760-61 |  |  | 2761-62 |  |  | 2762-63 |  |  | 2763-64 |  |  | 2764-65 |  |  | 2765-66 |  |  | 2766-67 |  |  | 2767-68 |  |  | 2768-69 |  |  | 2769-70 |  |  | 2770-71 |  |  | 2771-72 |  |  | 2772-73 |  |  | 2773-74 |  |  | 2774-75 |  |  | 2775-76 |  |  | 2776-77 |  |  | 2777-78 |  |  | 2778-79 |  |  | 2779-80 |  |  | 2780-81 |  |  | 2781-82 |  |  | 2782-83 |  |  | 2783-84 |  |  | 2784-85 |  |  | 2785-86 |  |  | 2786- |  |  |
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TABLE C-3

## Age Characteristic's Comparison - 1990

## City of Angels and Calaveras County

| <u>Age Group</u> | <u>City</u> | <u>%</u> | <u>County*</u> | <u>%</u> |
|------------------|-------------|----------|----------------|----------|
| Under 5 yrs.     | 179         | 7        | 2,079          | 6        |
| 5 - 15           | 341         | 14       | 5,031          | 16       |
| 16 - 18          | 80          | 3        | 827            | 3        |
| 18 - 20          | 67          | 3        | 745            | 2        |
| 21 - 24          | 93          | 4        | 881            | 3        |
| 24 - 44          | 662         | 28       | 9,183          | 29       |
| 45 - 54          | 264         | 11       | 3,776          | 12       |
| 55 - 59          | 121         | 5        | 1,794          | 5        |
| 60 - 64          | 113         | 5        | 2,025          | 6        |
| 65 and over      | 489         | 20       | 5,657          | 18       |
|                  | <hr/>       | <hr/>    | <hr/>          | <hr/>    |
| TOTAL            | 2,409       | 100      | 31,998         | 100      |
| Median AGE       | 38.5 yrs.   |          | 39.5 yrs.      |          |

\*County includes the City's population

Source: 1990 U.S. Census, CHP-1-6 Table 2

# Table 2

THE CORRELATION COEFFICIENTS OF THE  
RELATIONSHIP BETWEEN THE

| Year | 1950 | 1951 | 1952 | 1953 |
|------|------|------|------|------|
| 1    | 0.00 | 0.00 | 0.00 | 0.00 |
| 2    | 0.00 | 0.00 | 0.00 | 0.00 |
| 3    | 0.00 | 0.00 | 0.00 | 0.00 |
| 4    | 0.00 | 0.00 | 0.00 | 0.00 |
| 5    | 0.00 | 0.00 | 0.00 | 0.00 |
| 6    | 0.00 | 0.00 | 0.00 | 0.00 |
| 7    | 0.00 | 0.00 | 0.00 | 0.00 |
| 8    | 0.00 | 0.00 | 0.00 | 0.00 |
| 9    | 0.00 | 0.00 | 0.00 | 0.00 |
| 10   | 0.00 | 0.00 | 0.00 | 0.00 |
| 11   | 0.00 | 0.00 | 0.00 | 0.00 |
| 12   | 0.00 | 0.00 | 0.00 | 0.00 |
| 13   | 0.00 | 0.00 | 0.00 | 0.00 |
| 14   | 0.00 | 0.00 | 0.00 | 0.00 |
| 15   | 0.00 | 0.00 | 0.00 | 0.00 |
| 16   | 0.00 | 0.00 | 0.00 | 0.00 |
| 17   | 0.00 | 0.00 | 0.00 | 0.00 |
| 18   | 0.00 | 0.00 | 0.00 | 0.00 |
| 19   | 0.00 | 0.00 | 0.00 | 0.00 |
| 20   | 0.00 | 0.00 | 0.00 | 0.00 |
| 21   | 0.00 | 0.00 | 0.00 | 0.00 |
| 22   | 0.00 | 0.00 | 0.00 | 0.00 |
| 23   | 0.00 | 0.00 | 0.00 | 0.00 |
| 24   | 0.00 | 0.00 | 0.00 | 0.00 |
| 25   | 0.00 | 0.00 | 0.00 | 0.00 |
| 26   | 0.00 | 0.00 | 0.00 | 0.00 |
| 27   | 0.00 | 0.00 | 0.00 | 0.00 |
| 28   | 0.00 | 0.00 | 0.00 | 0.00 |
| 29   | 0.00 | 0.00 | 0.00 | 0.00 |
| 30   | 0.00 | 0.00 | 0.00 | 0.00 |
| 31   | 0.00 | 0.00 | 0.00 | 0.00 |
| 32   | 0.00 | 0.00 | 0.00 | 0.00 |
| 33   | 0.00 | 0.00 | 0.00 | 0.00 |
| 34   | 0.00 | 0.00 | 0.00 | 0.00 |
| 35   | 0.00 | 0.00 | 0.00 | 0.00 |
| 36   | 0.00 | 0.00 | 0.00 | 0.00 |
| 37   | 0.00 | 0.00 | 0.00 | 0.00 |
| 38   | 0.00 | 0.00 | 0.00 | 0.00 |
| 39   | 0.00 | 0.00 | 0.00 | 0.00 |
| 40   | 0.00 | 0.00 | 0.00 | 0.00 |
| 41   | 0.00 | 0.00 | 0.00 | 0.00 |
| 42   | 0.00 | 0.00 | 0.00 | 0.00 |
| 43   | 0.00 | 0.00 | 0.00 | 0.00 |
| 44   | 0.00 | 0.00 | 0.00 | 0.00 |
| 45   | 0.00 | 0.00 | 0.00 | 0.00 |
| 46   | 0.00 | 0.00 | 0.00 | 0.00 |
| 47   | 0.00 | 0.00 | 0.00 | 0.00 |
| 48   | 0.00 | 0.00 | 0.00 | 0.00 |
| 49   | 0.00 | 0.00 | 0.00 | 0.00 |
| 50   | 0.00 | 0.00 | 0.00 | 0.00 |

Source: U.S. Census Bureau, 1950-1959. Table 2



TABLE C-4  
Annual School Enrollment 1981 to 1991  
Mark Twain Elementary School K-8

| <u>YEAR*</u> | <u>ENROLLMENT</u> | <u>CHANGE</u> |         |
|--------------|-------------------|---------------|---------|
|              |                   | Number        | Percent |
| 1981         | 324               |               |         |
| 1982         | 314               | -10           | -3%     |
| 1983         | 306               | -8            | -2%     |
| 1984         | 337               | +31           | +10%    |
| 1985         | 364               | +27           | +8%     |
| 1986         | 403               | +39           | +11%    |
| 1987         | 434               | +31           | +8%     |
| 1988         | 470               | +44           | +10%    |
| 1989         | 489               | +19           | +4%     |
| 1990         | 520               | +31           | +6%     |
| 1991         | 523               | +3            | +.6%    |

Note: Enrollment at Mark Twain Elementary resides primarily in the City of Angels. For the 9-12 Bret Harte High School service area, a larger service area including the County is tabulated therefore not included.

Source: 1982 to 1992 report to the State Department of Finance, Population Research Unit.

\*Year reported reflects enrollment as of September of that year reported to DOF on Jan. 1, of the next year. The 1981 enrollment figure was reported to the State on 1982 forms.

Annual Report 1981-1982

State of New York

| Year | Amount | Year | Amount |
|------|--------|------|--------|
| 1981 | 100    | 1981 | 100    |
| 1982 | 100    | 1982 | 100    |
| 1983 | 100    | 1983 | 100    |
| 1984 | 100    | 1984 | 100    |
| 1985 | 100    | 1985 | 100    |
| 1986 | 100    | 1986 | 100    |
| 1987 | 100    | 1987 | 100    |
| 1988 | 100    | 1988 | 100    |
| 1989 | 100    | 1989 | 100    |
| 1990 | 100    | 1990 | 100    |
| 1991 | 100    | 1991 | 100    |
| 1992 | 100    | 1992 | 100    |
| 1993 | 100    | 1993 | 100    |
| 1994 | 100    | 1994 | 100    |
| 1995 | 100    | 1995 | 100    |
| 1996 | 100    | 1996 | 100    |
| 1997 | 100    | 1997 | 100    |
| 1998 | 100    | 1998 | 100    |
| 1999 | 100    | 1999 | 100    |
| 2000 | 100    | 2000 | 100    |
| 2001 | 100    | 2001 | 100    |
| 2002 | 100    | 2002 | 100    |
| 2003 | 100    | 2003 | 100    |
| 2004 | 100    | 2004 | 100    |
| 2005 | 100    | 2005 | 100    |
| 2006 | 100    | 2006 | 100    |
| 2007 | 100    | 2007 | 100    |
| 2008 | 100    | 2008 | 100    |
| 2009 | 100    | 2009 | 100    |
| 2010 | 100    | 2010 | 100    |
| 2011 | 100    | 2011 | 100    |
| 2012 | 100    | 2012 | 100    |
| 2013 | 100    | 2013 | 100    |
| 2014 | 100    | 2014 | 100    |
| 2015 | 100    | 2015 | 100    |
| 2016 | 100    | 2016 | 100    |
| 2017 | 100    | 2017 | 100    |
| 2018 | 100    | 2018 | 100    |
| 2019 | 100    | 2019 | 100    |
| 2020 | 100    | 2020 | 100    |
| 2021 | 100    | 2021 | 100    |
| 2022 | 100    | 2022 | 100    |
| 2023 | 100    | 2023 | 100    |
| 2024 | 100    | 2024 | 100    |
| 2025 | 100    | 2025 | 100    |
| 2026 | 100    | 2026 | 100    |
| 2027 | 100    | 2027 | 100    |
| 2028 | 100    | 2028 | 100    |
| 2029 | 100    | 2029 | 100    |
| 2030 | 100    | 2030 | 100    |
| 2031 | 100    | 2031 | 100    |
| 2032 | 100    | 2032 | 100    |
| 2033 | 100    | 2033 | 100    |
| 2034 | 100    | 2034 | 100    |
| 2035 | 100    | 2035 | 100    |
| 2036 | 100    | 2036 | 100    |
| 2037 | 100    | 2037 | 100    |
| 2038 | 100    | 2038 | 100    |
| 2039 | 100    | 2039 | 100    |
| 2040 | 100    | 2040 | 100    |
| 2041 | 100    | 2041 | 100    |
| 2042 | 100    | 2042 | 100    |
| 2043 | 100    | 2043 | 100    |
| 2044 | 100    | 2044 | 100    |
| 2045 | 100    | 2045 | 100    |
| 2046 | 100    | 2046 | 100    |
| 2047 | 100    | 2047 | 100    |
| 2048 | 100    | 2048 | 100    |
| 2049 | 100    | 2049 | 100    |
| 2050 | 100    | 2050 | 100    |
| 2051 | 100    | 2051 | 100    |
| 2052 | 100    | 2052 | 100    |
| 2053 | 100    | 2053 | 100    |
| 2054 | 100    | 2054 | 100    |
| 2055 | 100    | 2055 | 100    |
| 2056 | 100    | 2056 | 100    |
| 2057 | 100    | 2057 | 100    |
| 2058 | 100    | 2058 | 100    |
| 2059 | 100    | 2059 | 100    |
| 2060 | 100    | 2060 | 100    |
| 2061 | 100    | 2061 | 100    |
| 2062 | 100    | 2062 | 100    |
| 2063 | 100    | 2063 | 100    |
| 2064 | 100    | 2064 | 100    |
| 2065 | 100    | 2065 | 100    |
| 2066 | 100    | 2066 | 100    |
| 2067 | 100    | 2067 | 100    |
| 2068 | 100    | 2068 | 100    |
| 2069 | 100    | 2069 | 100    |
| 2070 | 100    | 2070 | 100    |
| 2071 | 100    | 2071 | 100    |
| 2072 | 100    | 2072 | 100    |
| 2073 | 100    | 2073 | 100    |
| 2074 | 100    | 2074 | 100    |
| 2075 | 100    | 2075 | 100    |
| 2076 | 100    | 2076 | 100    |
| 2077 | 100    | 2077 | 100    |
| 2078 | 100    | 2078 | 100    |
| 2079 | 100    | 2079 | 100    |
| 2080 | 100    | 2080 | 100    |
| 2081 | 100    | 2081 | 100    |
| 2082 | 100    | 2082 | 100    |
| 2083 | 100    | 2083 | 100    |
| 2084 | 100    | 2084 | 100    |
| 2085 | 100    | 2085 | 100    |
| 2086 | 100    | 2086 | 100    |
| 2087 | 100    | 2087 | 100    |
| 2088 | 100    | 2088 | 100    |
| 2089 | 100    | 2089 | 100    |
| 2090 | 100    | 2090 | 100    |
| 2091 | 100    | 2091 | 100    |
| 2092 | 100    | 2092 | 100    |
| 2093 | 100    | 2093 | 100    |
| 2094 | 100    | 2094 | 100    |
| 2095 | 100    | 2095 | 100    |
| 2096 | 100    | 2096 | 100    |
| 2097 | 100    | 2097 | 100    |
| 2098 | 100    | 2098 | 100    |
| 2099 | 100    | 2099 | 100    |
| 2100 | 100    | 2100 | 100    |

The following table shows the amount of the State's contribution to the various programs of the State's Department of Social Services for the years 1981 through 2010. The amounts are in millions of dollars.

Source: State of New York, Department of Social Services, "Annual Report, 1981-1982".

The following table shows the amount of the State's contribution to the various programs of the State's Department of Social Services for the years 1981 through 2010. The amounts are in millions of dollars.

TABLE C-5  
SELECTED HOUSEHOLD CHARACTERISTICS  
CITY OF ANGELS AND  
UNINCORPORATED AREA\*

|                                                    | County<br>1990 | City<br>1990 | Total  | % of Total |
|----------------------------------------------------|----------------|--------------|--------|------------|
| Total Households                                   | 11,605         | 1,044        | 12,649 | 100%       |
| Persons Per Household                              | 2.5            | 2.29         |        | N/A        |
| Households AGE 65+                                 | 1068           | 174          | 1242   | 9.2 ****   |
| Ethnic Minority Household                          | 382            | 39           | 421    | 3.3        |
| Hispanic Household                                 | 465            | 87           | 502    | 4.0 ***    |
| Female Headed Household<br>(No spouse, w/children) | 792            | 105          | 897    | 6.8        |
| Handicapped Household **                           | 5              |              | 5      | N/A        |

\* 1990 U.S. Census, Table 6  
Includes Black, American Indian, Eskimo or Aleut, Asian or Pacific Islander  
and other races.

\*\* Valley Mountain Regional Center, Inc. August, 1989,  
Coresp: "Housing Needs for Persons with Developmental Disabilities".

\*\*\* 1990 U.S. Census, Table 14

\*\*\*\* 1990 U.S. Census Table



TABLE 1-2

SELECTED PHYSICAL PROPERTIES

OF POLYMER

IDENTIFICATION

| Property                      | Value            | Units             | Notes |
|-------------------------------|------------------|-------------------|-------|
| Density                       | 1.05             | g/cm <sup>3</sup> |       |
| Specific Gravity              | 1.05             |                   |       |
| Viscosity                     | 0.01             | poise             |       |
| Thermal Conductivity          | 0.02             | W/m°C             |       |
| Electrical Resistivity        | 10 <sup>12</sup> | ohm-cm            |       |
| Dielectric Constant           | 2.5              |                   |       |
| Thermal Expansion Coefficient | 10 <sup>-4</sup> | 1/°C              |       |
| Thermal Stability             | 200              | °C                |       |
| Chemical Stability            | Good             |                   |       |

The data in this table are for the polymer as received. The values for density and specific gravity are for the polymer in the solid state. The values for viscosity and thermal conductivity are for the polymer in the liquid state. The values for electrical resistivity and dielectric constant are for the polymer in the solid state. The values for thermal expansion coefficient and thermal stability are for the polymer in the solid state. The values for chemical stability are for the polymer in the solid state.

The data in this table are for the polymer as received. The values for density and specific gravity are for the polymer in the solid state. The values for viscosity and thermal conductivity are for the polymer in the liquid state. The values for electrical resistivity and dielectric constant are for the polymer in the solid state. The values for thermal expansion coefficient and thermal stability are for the polymer in the solid state. The values for chemical stability are for the polymer in the solid state.

See also Table 1-1, Chapter 1.

See also Table 1-1, Chapter 1.

# Income

Median household income has consistently been lower in the City than in Calaveras County. In 1980 the City Median was \$13,548; the County \$15,265. A private market analyst estimated median income for 1991 to be \$24,414 for the City and \$27,588 for the County. In 1990, the U.S. Census put the household median income for the City at \$22,528 and for the County at \$27,645 for a family of four as follows:

|                  |        | Households | Families | Non-Family Household |
|------------------|--------|------------|----------|----------------------|
| A. Median Income | City   | \$22,528   | \$28,902 | N/A                  |
|                  | County | \$27,645   | \$32,211 | \$14,797             |
| B. Mean Income   | City   | \$28,323   | \$34,225 | N/A                  |
|                  | County | \$34,128   | \$38,266 | \$20,418             |

Source: Summary Tape File 3, 1990 Census of Population and Housing; Calaveras County and City of Angels

Table C-6 shows 1980 income and projected 1991 income computed in 1986.

TABLE C-6  
ESTIMATED HOUSEHOLDS BY INCOME, 1980, 1986, 1991

| CITY OF ANGELS      |  | 1980     |       | 1986     |       | 1991     |       |
|---------------------|--|----------|-------|----------|-------|----------|-------|
| HOUSEHOLDS          |  | 1,010    | %     | 1,213    | %     | 1,306    | %     |
| 0 - 5,000           |  | 164      | 16.2% | 86       | 7.1%  | 42       | 3.2%  |
| 5,000 - 9,999       |  | 231      | 22.9% | 236      | 19.4% | 147      | 11.3% |
| 10,000 - 14,999     |  | 147      | 14.6% | 211      | 17.4% | 217      | 16.6% |
| 15,000 - 19,999     |  | 144      | 14.3% | 134      | 11.1% | 148      | 11.3% |
| 20,000 - 24,999     |  | 99       | 9.8%  | 143      | 11.8% | 113      | 8.8%  |
| 25,000 - 29,999     |  | 91       | 9.0%  | 98       | 8.0%  | 121      | 9.2%  |
| 30,000 - 34,999     |  | 51       | 5.0%  | 73       | 6.0%  | 100      | 7.7%  |
| 35,000 - 39,999     |  | 25       | 2.5%  | 52       | 4.3%  | 66       | 5.0%  |
| 40,000 - 49,999     |  | 37       | 3.7%  | 82       | 6.8%  | 117      | 8.9%  |
| 50,000 - 74,999     |  | 19       | 1.9%  | 76       | 6.3%  | 159      | 12.2% |
| +75,000             |  | 4        | 0.4%  | 20       | 1.7%  | 77       | 5.9%  |
| Median Income       |  | \$13,548 |       | \$17,708 |       | \$24,414 |       |
| Average Income      |  | \$16,811 |       | \$20,298 |       | \$25,309 |       |
| COUNTY OF CALAVERAS |  | 1980     |       | 1986     |       | 1991     |       |
| HOUSEHOLDS          |  | 9,004    | %     | 10,997   | %     | 12,854   | %     |
| 0 - 5,000           |  | 1,012    | 12.6% | 721      | 6.6%  | 464      | 3.6%  |
| 5,000 - 9,999       |  | 1,489    | 16.6% | 1,654    | 15.0% | 1,223    | 9.5%  |
| 10,000 - 14,999     |  | 1,438    | 17.9% | 1,612    | 14.7% | 1,563    | 12.2% |
| 15,000 - 19,999     |  | 1,105    | 13.8% | 1,385    | 12.6% | 1,345    | 10.5% |
| 20,000 - 24,999     |  | 1,147    | 14.3% | 1,337    | 12.2% | 1,229    | 9.6%  |
| 25,000 - 29,999     |  | 600      | 7.5%  | 993      | 9.0%  | 1,166    | 9.1%  |
| 30,000 - 34,999     |  | 392      | 4.9%  | 780      | 7.1%  | 1,062    | 8.3%  |
| 35,000 - 39,999     |  | 290      | 3.6%  | 564      | 5.1%  | 748      | 5.8%  |
| 40,000 - 49,999     |  | 249      | 3.1%  | 858      | 7.8%  | 1,272    | 9.9%  |
| 50,000 - 74,999     |  | 236      | 2.9%  | 796      | 7.2%  | 1,746    | 13.6% |
| +75,000             |  | 42       | 0.6%  | 239      | 2.7%  | 1,037    | 8.1%  |
| Median Income       |  | \$15,265 |       | \$20,471 |       | \$27,588 |       |
| Average Income      |  | \$19,191 |       | \$23,220 |       | \$29,029 |       |





Table C-7 presents 1991 estimates of the number of households by income group for the City and County for 1980 and 1990 from the Fareshare Regional Housing Needs Plan prepared by the Central Sierra Planning Council. A total of 41 very low income households and 27 low income households are allocated to Angels Camp's housing needs up to 1997.

Table C-8 presents the April 1991 income limits for Calaveras County, including Angels Camp, to qualify for various State and Federal assistance programs. Table C-9 presents Income Eligibility Limits based upon the number of persons in a family. This information is compiled from a variety of sources including E.D.D., State Department of Finance and U.S. Census reports.



TABLE C-7

## NUMBER OF HOUSEHOLDS BY INCOME GROUP - ANGELS CAMP AND CALAVERAS COUNTY

|                               | VERY LOW<br>INCOME<br>HOUSEHOLDS |          | OTHER<br>LOW INCOME<br>HOUSEHOLDS |          | MODERATE<br>INCOME<br>HOUSEHOLDS |          | ABOVE<br>MODERATE<br>INCOME |          | TOTAL<br>HOUSEHOLDS |          |
|-------------------------------|----------------------------------|----------|-----------------------------------|----------|----------------------------------|----------|-----------------------------|----------|---------------------|----------|
|                               | <u>NO.</u>                       | <u>%</u> | <u>NO.</u>                        | <u>%</u> | <u>NO.</u>                       | <u>%</u> | <u>NO.</u>                  | <u>%</u> | <u>NO.</u>          | <u>%</u> |
| CALAVERAS<br>COUNTY<br>1980*  | 1,547                            | 21.8     | 1,277                             | 18.1     | 1,583                            | 22.4     | 2,669                       | 37.7     | 7,076               | 100%     |
| CALAVERAS<br>COUNTY<br>1990   | 2,719                            | 24.0     | 1,821                             | 16.0     | 2,430                            | 21.0     | 4,549                       | 39.0     | 11,519              | 100%     |
| ANGELS<br>CAMP 1990           | 318                              | 28.0     | 204                               | 18.0     | 227                              | 20.0     | 386                         | 34.0     | 1,135               | 100%     |
| CALAVERAS<br>COUNTY<br>1997** | 3,385                            | 24.0     | 2,265                             | 16.0     | 3,020                            | 21.0     | 5,648                       | 39.0     | 14,318              | 100%     |
| ANGELS<br>CAMP 1997           | 359                              | 28.0     | 231                               | 18.0     | 256                              | 20.0     | 436                         | 34.0     | 1,282               | 100%     |

\* 1980 U.S. Census

\*\* Central Sierra Regional Housing Need Plan - July 1991



For the purpose of this report, the following data was collected:

| Location   | Time  | Temperature (°C) | Humidity (%) | Wind Speed (m/s) | Wind Direction |
|------------|-------|------------------|--------------|------------------|----------------|
| Station 1  | 08:00 | 25.0             | 65.0         | 1.5              | SE             |
| Station 2  | 09:00 | 26.5             | 68.0         | 2.0              | SE             |
| Station 3  | 10:00 | 28.0             | 70.0         | 2.5              | SE             |
| Station 4  | 11:00 | 29.5             | 72.0         | 3.0              | SE             |
| Station 5  | 12:00 | 31.0             | 75.0         | 3.5              | SE             |
| Station 6  | 13:00 | 32.5             | 78.0         | 4.0              | SE             |
| Station 7  | 14:00 | 34.0             | 80.0         | 4.5              | SE             |
| Station 8  | 15:00 | 35.5             | 82.0         | 5.0              | SE             |
| Station 9  | 16:00 | 37.0             | 85.0         | 5.5              | SE             |
| Station 10 | 17:00 | 38.5             | 88.0         | 6.0              | SE             |
| Station 11 | 18:00 | 40.0             | 90.0         | 6.5              | SE             |
| Station 12 | 19:00 | 41.5             | 92.0         | 7.0              | SE             |
| Station 13 | 20:00 | 43.0             | 95.0         | 7.5              | SE             |
| Station 14 | 21:00 | 44.5             | 98.0         | 8.0              | SE             |
| Station 15 | 22:00 | 46.0             | 100.0        | 8.5              | SE             |

The data shows a clear trend of increasing temperature and humidity throughout the day, with wind speed also increasing.

End of Report

TABLE C-8 APRIL 1991 INCOME LIMITS

## CALAVERAS COUNTY

| <u>Category</u> | <u>Number of Persons in Family</u> |       |       |       |       |       |       |       |
|-----------------|------------------------------------|-------|-------|-------|-------|-------|-------|-------|
|                 | 1                                  | 2     | 3     | 4     | 5     | 6     | 7     | 8     |
| Very Low        | 11750                              | 13450 | 15100 | 16800 | 18150 | 19500 | 20850 | 22200 |
| Other Low       | 18800                              | 21500 | 24200 | 26900 | 29050 | 31200 | 33350 | 35500 |
| Median          | 23500                              | 26900 | 30250 | 33600 | 36300 | 39000 | 41650 | 44350 |
| Moderate        | 28200                              | 32250 | 36250 | 40300 | 43500 | 46750 | 49950 | 53200 |

Area median income for Calaveras County is \$32,400

Source: May 1991 New Income Limits prepared by State H.C.D.

For the preparation of Community Development Block Grants, the State has established a different set of figures for income eligibility limits for targeted income groups. Table C-9 presents these figures.

TABLE C-9

## Income Eligibility Limits

| <u>Category</u> | <u>Number of Persons in Family</u> |       |       |       |       |       |       |       |
|-----------------|------------------------------------|-------|-------|-------|-------|-------|-------|-------|
|                 | 1                                  | 2     | 3     | 4     | 5     | 6     | 7     | 8     |
| Lowest Targeted | 11400                              | 13050 | 14650 | 16300 | 17600 | 18900 | 20200 | 21500 |
| Targeted        | 16850                              | 19300 | 21700 | 24100 | 25600 | 27100 | 28650 | 30150 |

Area median for CDBG application purposes for Calaveras County is \$30,100

Source: 1991 Training Manual, State CDBG Program prepared by H.C.D.





### Employment Trends

The State Economic Development Department (EDD) monitors employment in all sectors in Calaveras County annually. The May 1991 report is summarized in Table D-1. The major projected growth industries are in the Non-Agricultural areas of Construction and Mining, Wholesale and Retail Trade, Services and Government for 1996.

To reflect the local employment scene for Angels Camp, a survey of local employers was conducted in 1989. Table D-2 presents the information. The data indicates a diversified economy compatible with the size of the community and service area.

The State EDD and Calaveras Economic Development Corporation indicate a strong growth in the service industries due to retired individuals moving to the area and bringing with them their need for services. The City of Angels Camp is expected to capture a representative proportion of the new jobs as the County grows in serving the retired or elderly residents.



TABLE D-1

## Employment By Job Category 1985 to 1996

## For Calaveras County

| <u>INDUSTRY</u>                          | <u>1985</u> | <u>1986</u> | <u>1987</u> <sup>2</sup> | <u>1988</u> <sup>2</sup> | <u>1989</u> <sup>3</sup> | <u>1996</u> <sup>3</sup> |
|------------------------------------------|-------------|-------------|--------------------------|--------------------------|--------------------------|--------------------------|
| Total-All Industries                     | 5,750       | 6,125       | 6,100                    | 6,250                    | 6,650                    | 7,800                    |
| Total Agriculture<br>forrestry & fishing | 150         | 125         | 125                      | 125                      | 100                      | 100                      |
| Non-Ag. Total                            | 5,600       | 6,000       | 5,975                    | 6,125                    | 6,550                    | 7,700                    |
| Construction & Mining                    | 500         | 600         | 700                      | 725                      | 1,000                    | 1,125                    |
| Manufacturing                            | 200         | 250         | 275                      | 300                      | 375                      | 475                      |
| Trans & Pub. Utilities                   | 275         | 250         | 250                      | 250                      | 275                      | 300                      |
| Wholesale & Retail Trade                 | 1175        | 1250        | 1325                     | 1325                     | 1325                     | 1625                     |
| Finance insurance<br>and real estate     | 250         | 250         | 250                      | 250                      | 275                      | 300                      |
| Services                                 | 1075        | 1175        | 1250                     | 1300                     | 1175                     | 1450                     |
| Government                               | 2,125       | 2,175       | 1,925                    | 1,925                    | 2,125                    | 2,425                    |

## Footnotes:

1. Source: EDD Calaveras County Annual Planning Information 1987 and 1991.
2. 1987 and 1988 data are estimates contained in the 1987 EDD report for Calaveras County.
3. 1989 and 1996 data present historical 1989 data and a forecast to 1996 from EDD regarding employment trends.



Estimates of the Energy Tax

in Different Years

| Category                 | 1980  | 1985  | 1990  | 1995  | 2000   | 2005   |
|--------------------------|-------|-------|-------|-------|--------|--------|
| Direct, all categories   | 7,500 | 8,100 | 8,700 | 9,300 | 9,900  | 10,500 |
| Indirect, all categories | 100   | 100   | 100   | 100   | 100    | 100    |
| Total, all categories    | 7,600 | 8,200 | 8,800 | 9,400 | 10,000 | 10,600 |
| Direct, non-fossil       | 2,500 | 2,600 | 2,700 | 2,800 | 2,900  | 3,000  |
| Indirect, non-fossil     | 100   | 100   | 100   | 100   | 100    | 100    |
| Total, non-fossil        | 2,600 | 2,700 | 2,800 | 2,900 | 3,000  | 3,100  |
| Direct, fossil           | 5,000 | 5,500 | 6,000 | 6,500 | 7,000  | 7,500  |
| Indirect, fossil         | 100   | 100   | 100   | 100   | 100    | 100    |
| Total, fossil            | 5,100 | 5,600 | 6,100 | 6,600 | 7,100  | 7,600  |
| Total, all categories    | 7,600 | 8,200 | 8,800 | 9,400 | 10,000 | 10,600 |

Source: Author.

1. Direct, all categories: Direct taxes on energy, 1980 and 1985.
2. Indirect, all categories: Indirect taxes on energy, 1980 and 1985.
3. Total, all categories: Total taxes on energy, 1980 and 1985.

TABLE D-2

## MAJOR CALAVERAS AND ANGELS CAMP EMPLOYERS

Principal Industrial Employees  
Calaveras County

|                           | Employees |
|---------------------------|-----------|
| Meredian Mine             | 219       |
| George Reed               | 80        |
| Western Source, Inc.      | 38        |
| Snider Lumber             | 24        |
| Reliable Communications   | 24        |
| California Electric Steel | 16        |

City of Angels

|                           |    |
|---------------------------|----|
| Schools (Public)          |    |
| Bret Harte High           | 80 |
| Mark Twain                | 48 |
| Pacific Gas & Electric    | 37 |
| Propane Companies         | 23 |
| Banks/Savings & Loans     | 40 |
| California Electric Steel | 16 |
| Hydrox                    | 15 |
| Livery Stable             | 20 |
| City of Angels            | 26 |

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### Projected Housing Needs

In 1991, the Central Sierra Planning Council prepared the regional housing needs plan for Alpine County, Amador County, Calaveras County and Tuolumne County. Included in Calaveras County were figures for the City of Angels. The purpose of establishing Housing Needs Determinations are to project " the number of units needed to accommodate the growth in households for the jurisdictions planning area ". The figures are calculated with consideration to market demand and household projections.

Table E-1 presents the Estimated Households on January 1, 1990 by Income Group and Projected Households on July 1, 1997 with Income Group Allocation for Angels Camp. A total of 41 very low and 27 other low households are identified as in need.

TABLE E-1  
Estimated Households on Jan. 1, 1990 by income  
Group and Projected Households on July 1, 1997  
with Income Group Allocation - Angels

| Income Group   | Jan. 1, 1990 |     | July 1, 1997 |     | Jan. 1990 to July 19 |     |
|----------------|--------------|-----|--------------|-----|----------------------|-----|
|                | Number       | %   | Number       | %   | Number               | %   |
| Very Low       | 318          | 28  | 359          | 28  | 41                   | 28  |
| Other Low      | 204          | 18  | 231          | 18  | 27                   | 18  |
| Moderate       | 227          | 20  | 256          | 20  | 29                   | 20  |
| Above Moderate | 386          | 34  | 436          | 34  | 50                   | 34  |
| TOTAL          | 1135         | 100 | 1282         | 100 | 147                  | 100 |

\*Source: Central Sierra Planning Council Regional Housing Needs Plan 1991

Income levels are also considered in assessing future housing needs. In determining financially based needs, Central Sierra Planning Council used 1986 State Department of Finance (DOF) baseline population projections, DOF household projections published Feb. 1989, and DOF population and household estimates published May 1990.

The State Housing and Community Development Departments definition for income groupings were used. These groupings are: Very Low (50% of

# Section 104(a)(2)(B)

In 1991, the contract between the State of New York and the United States for the purchase of the New York State Thruway was renewed for a 20-year period. The contract provides for the payment of a fixed fee to the State of New York for the use of the Thruway. The fee is based on the number of vehicles that use the Thruway. The fee is also based on the number of vehicles that use the Thruway during the peak season. The fee is also based on the number of vehicles that use the Thruway during the off-peak season. The fee is also based on the number of vehicles that use the Thruway during the winter season. The fee is also based on the number of vehicles that use the Thruway during the summer season. The fee is also based on the number of vehicles that use the Thruway during the fall season. The fee is also based on the number of vehicles that use the Thruway during the spring season. The fee is also based on the number of vehicles that use the Thruway during the winter season. The fee is also based on the number of vehicles that use the Thruway during the summer season. The fee is also based on the number of vehicles that use the Thruway during the fall season. The fee is also based on the number of vehicles that use the Thruway during the spring season.

The fee is also based on the number of vehicles that use the Thruway during the winter season. The fee is also based on the number of vehicles that use the Thruway during the summer season. The fee is also based on the number of vehicles that use the Thruway during the fall season. The fee is also based on the number of vehicles that use the Thruway during the spring season. The fee is also based on the number of vehicles that use the Thruway during the winter season. The fee is also based on the number of vehicles that use the Thruway during the summer season. The fee is also based on the number of vehicles that use the Thruway during the fall season. The fee is also based on the number of vehicles that use the Thruway during the spring season.

## Table 1

Estimated Revenue for the New York State Thruway, 1991-1992  
 (in millions of dollars)

| Year | Winter | Spring | Summer | Fall | Total |
|------|--------|--------|--------|------|-------|
| 1991 | 10.0   | 10.0   | 10.0   | 10.0 | 40.0  |
| 1992 | 10.0   | 10.0   | 10.0   | 10.0 | 40.0  |
| 1993 | 10.0   | 10.0   | 10.0   | 10.0 | 40.0  |
| 1994 | 10.0   | 10.0   | 10.0   | 10.0 | 40.0  |
| 1995 | 10.0   | 10.0   | 10.0   | 10.0 | 40.0  |
| 1996 | 10.0   | 10.0   | 10.0   | 10.0 | 40.0  |
| 1997 | 10.0   | 10.0   | 10.0   | 10.0 | 40.0  |
| 1998 | 10.0   | 10.0   | 10.0   | 10.0 | 40.0  |
| 1999 | 10.0   | 10.0   | 10.0   | 10.0 | 40.0  |
| 2000 | 10.0   | 10.0   | 10.0   | 10.0 | 40.0  |

\*Source: New York State Thruway Authority, New York State Thruway Authority, 1991-1992.

These results are consistent with the findings of the New York State Thruway Authority. The results show that the revenue from the Thruway is stable over time. The revenue is also stable across different seasons. The revenue is also stable across different years. The revenue is also stable across different states. The revenue is also stable across different countries. The revenue is also stable across different continents. The revenue is also stable across different oceans. The revenue is also stable across different planets. The revenue is also stable across different galaxies. The revenue is also stable across different universes. The revenue is also stable across different dimensions. The revenue is also stable across different time periods. The revenue is also stable across different space periods. The revenue is also stable across different energy periods. The revenue is also stable across different matter periods. The revenue is also stable across different information periods. The revenue is also stable across different consciousness periods. The revenue is also stable across different spirit periods. The revenue is also stable across different soul periods. The revenue is also stable across different mind periods. The revenue is also stable across different heart periods. The revenue is also stable across different gut periods. The revenue is also stable across different brain periods. The revenue is also stable across different body periods. The revenue is also stable across different soul periods. The revenue is also stable across different mind periods. The revenue is also stable across different heart periods. The revenue is also stable across different gut periods. The revenue is also stable across different brain periods. The revenue is also stable across different body periods.

The results are also consistent with the findings of the New York State Thruway Authority. The results show that the revenue from the Thruway is stable over time. The revenue is also stable across different seasons. The revenue is also stable across different years. The revenue is also stable across different states. The revenue is also stable across different countries. The revenue is also stable across different continents. The revenue is also stable across different oceans. The revenue is also stable across different planets. The revenue is also stable across different galaxies. The revenue is also stable across different universes. The revenue is also stable across different dimensions. The revenue is also stable across different time periods. The revenue is also stable across different space periods. The revenue is also stable across different energy periods. The revenue is also stable across different matter periods. The revenue is also stable across different information periods. The revenue is also stable across different consciousness periods. The revenue is also stable across different spirit periods. The revenue is also stable across different soul periods. The revenue is also stable across different mind periods. The revenue is also stable across different heart periods. The revenue is also stable across different gut periods. The revenue is also stable across different brain periods. The revenue is also stable across different body periods.

median income); Other Low (51% to 80%); Moderate (80% to 120%); and Above Moderate (greater than 120% of the regional median income). These categories are used to focus housing programs on the particular needs of the respective income groups. Table E-2 identifies the projected housing needs by income category for the City compared with Calaveras County. Angels Camp's regional fair share of new construction is 45 units for very low and 29 units for other low income persons in 1997.

Table E-3 presents overall housing units for Angels Camp and Calaveras County to satisfy the projected housing need. Angels Camp is expected to add 163 new units by 1997 raising the population by 368 persons to 2,950 persons.





TABLE E-2

## Construction Units Needed Jan. 1990 to July 1997

## City of Angels and Calaveras County

|                | Very Low | Other Low | Moderate | Above<br>Moderate | Total |
|----------------|----------|-----------|----------|-------------------|-------|
| Angels         | 45       | 29        | 33       | 56                | 163   |
| Unincorporated | 934      | 622       | 818      | 1519              | 3893  |
| TOTAL          | 979      | 651       | 851      | 1575              | 4056  |

\*Source: Central Sierra Planning Council Regional Housing Needs Plan, 1991

Income levels are also considered in assessing future housing needs. In determining financially based needs, Central Sierra Planning Council used 1986 State Department of Finance (DOF) baseline population projections, DOF, household projections published Feb. 1989, and DOF population and household estimates published May 1990.

The State Housing and Community Development Departments definition for income groupings were used. These groupings are: Very Low (50% of median income); Other Low (51 to 80%); Moderate (80-120%); and Above Moderate (greater than 120% of the regional median income). These categories are used to focus housing programs on the particular needs of the respective income groups. Table E-2 identifies the projected housing needs by income category for the City compared with Calaveras County. Angels Camp's regional fair share of new construction is 45 units for very low and 29 units for other low income persons in 1997.

Table E-3 presents overall housing units for Angels Camp and Calaveras County to satisfy the projected housing need. Angels Camp is expected to add 163 new units by 1997 raising the population by 368 persons to 2,950 persons.

# Table 1

Comparative table showing the results of the 1954

City of Seattle and Jefferson County

|      | City of Seattle | Jefferson County | Other Juris. | Total |
|------|-----------------|------------------|--------------|-------|
| 1954 | 100             | 100              | 100          | 300   |
| 1955 | 100             | 100              | 100          | 300   |
| 1956 | 100             | 100              | 100          | 300   |

Source: General Electric Company, General Electric Company, 1954

In the table also shown are the results of the 1954  
 Jefferson County, General Electric Company, 1954  
 City of Seattle, General Electric Company, 1954  
 Jefferson County, General Electric Company, 1954  
 City of Seattle, General Electric Company, 1954

The table shows that the results of the 1954  
 Jefferson County, General Electric Company, 1954  
 City of Seattle, General Electric Company, 1954  
 Jefferson County, General Electric Company, 1954  
 City of Seattle, General Electric Company, 1954  
 Jefferson County, General Electric Company, 1954  
 City of Seattle, General Electric Company, 1954

Table 1 shows the results of the 1954  
 Jefferson County, General Electric Company, 1954  
 City of Seattle, General Electric Company, 1954  
 Jefferson County, General Electric Company, 1954  
 City of Seattle, General Electric Company, 1954



TABLE E-3

HOUSING UNITS NEEDED BY 1997 FOR ANGELS CAMP  
 CALAVERAS COUNTY BASED ON THE CENTRAL SIERRA  
 REGIONAL HOUSING NEED PLAN

|                        | TOTAL EXISTING<br>HOUSING UNITS<br>1990 | TOTAL NEEDED<br>HOUSING UNITS<br>1997 | NEW CONSTRUCTION<br>REQUIRED<br>1990 - 1997 | EXISTING<br>POPULATION<br>1990 | EST.<br>POP.<br>1997** |
|------------------------|-----------------------------------------|---------------------------------------|---------------------------------------------|--------------------------------|------------------------|
| Unincorporated<br>Area | 11,519                                  | 14,318                                | 3,893                                       | 29,589                         | 42,500                 |
| Angels Camp            | 1,135                                   | 1,282                                 | 163                                         | 2,409                          | 2,950                  |

1990 U.S. Census unincorporated population (Housing Unit removals are not common in Calaveras County and usually number less than twelve (12) dwelling units in a ten (10) year period or approximately .002% per year.)

\* State of California Department of Finance Estimate - December, 1986.



Household's Ability to Pay

Use of the 1980 census data to determine housing needs by income category is necessary. According to the 1980 Census, 59 percent of all low-income households in the City paid more than 25% of their income for housing; 70% percent of all low-income renters and 48 percent of all low-income owners. By using the State Department of Housing and Community Development Departments income limits of 1991 for Calaveras County and Angels Camp, a household's ability to pay for monthly rent and mortgage can better be determined. Table C-8 lists the established limits for each income category by family size.

TABLE F-1  
Rent/Mortgage Limits

| Income<br>Category | Number in Household |          |          |          |          |          |          |          |
|--------------------|---------------------|----------|----------|----------|----------|----------|----------|----------|
|                    | <u>1</u>            | <u>2</u> | <u>3</u> | <u>4</u> | <u>5</u> | <u>6</u> | <u>7</u> | <u>8</u> |
| Very Low           | 245                 | 280      | 314      | 350      | 378      | 406      | 434      | 462      |
| Other Low          | 392                 | 448      | 504      | 560      | 605      | 650      | 695      | 739      |
| Moderate           | 587                 | 672      | 755      | 839      | 906      | 974      | 1041     | 1108     |

The State defines affordable housing as that costing no more than 25% of a households gross income. Using this limit, maximum affordability levels for monthly rent/mortgage (Table F-1) and price of housing (Table F-2) were calculated.

TABLE F-2  
Income and Price of Housing Calaveras County 1980 to 1990

| Median Household<br>Income Annual |             | % Change | 1980 Avg.<br>Home Price | 1990 Avg.<br>Home Price | Annual % Chgn.<br>1980 to 1990 |
|-----------------------------------|-------------|----------|-------------------------|-------------------------|--------------------------------|
| <u>1980</u>                       | <u>1990</u> |          |                         |                         |                                |
| \$15,290                          | \$25,628    | 6.8%     | \$68,797                | \$122,635               | 7.8%                           |

Source: Calaveras Board of Realtors 1991

When the income data is available from the 1990 U.S. Census, this segment of the Housing Element can be revised to indicate the relative percentage of the population and households who are paying more than 25% of the household gross income for housing.



Appendix 1: Data

The data were collected from a survey of 1000 people living in the UK. The survey was conducted by a market research company and the results are presented in the following table. The data were collected from a survey of 1000 people living in the UK. The survey was conducted by a market research company and the results are presented in the following table. The data were collected from a survey of 1000 people living in the UK. The survey was conducted by a market research company and the results are presented in the following table.

Table 1: Data

| Variable | Frequency |    |    |    |    |    |    |    |    |     |
|----------|-----------|----|----|----|----|----|----|----|----|-----|
|          | 1         | 2  | 3  | 4  | 5  | 6  | 7  | 8  | 9  | 10  |
| Age      | 15        | 25 | 35 | 45 | 55 | 65 | 75 | 85 | 95 | 105 |
| Gender   | 10        | 20 | 30 | 40 | 50 | 60 | 70 | 80 | 90 | 100 |
| Income   | 10        | 20 | 30 | 40 | 50 | 60 | 70 | 80 | 90 | 100 |

The data were collected from a survey of 1000 people living in the UK. The survey was conducted by a market research company and the results are presented in the following table. The data were collected from a survey of 1000 people living in the UK. The survey was conducted by a market research company and the results are presented in the following table.

Table 2: Data

Income and Gender of people living in the UK

| Income | Gender |    |    |    |    |    |    |    |    |     |
|--------|--------|----|----|----|----|----|----|----|----|-----|
|        | 1      | 2  | 3  | 4  | 5  | 6  | 7  | 8  | 9  | 10  |
| 10000  | 10     | 20 | 30 | 40 | 50 | 60 | 70 | 80 | 90 | 100 |
| 20000  | 10     | 20 | 30 | 40 | 50 | 60 | 70 | 80 | 90 | 100 |
| 30000  | 10     | 20 | 30 | 40 | 50 | 60 | 70 | 80 | 90 | 100 |

The data were collected from a survey of 1000 people living in the UK. The survey was conducted by a market research company and the results are presented in the following table. The data were collected from a survey of 1000 people living in the UK. The survey was conducted by a market research company and the results are presented in the following table.

## Housing Characteristics

The adjusted number of total housing units in the City as of January 1, 1990 was 1,229 units (Table G - 1, G-2) an increase of 10 percent from the 1980 census total of 1112. Tables G-2 and G-3 shows the total number of units in the City relative to the year in which they were built. Over 18 percent of the existing units were built prior to 1940 based upon the 1980 survey conducted by Central Sierra Planning Council. The unadjusted U.S. Census figure for dwellings is 1159 total units and is used in this report for analysis, Table G-1.

In 1980, City of Angels total housing units, 74% were owner occupied and 26% renter occupied. In 1990 of the total housing units, 1044 were occupied with 67% owner occupied and 33% rented. A total of 115 vacant units were recorded resulting in a vacancy rate of 10%.

Multiple Family units were inventoried in 1986 and are presented in Table G-6 with corresponding 1986 rental rates. Table G-7 presents the revised rental rates from 1986 to 1992 based upon a survey of two apartment complexes currently advertising for vacancies. Average fair market rental rates for a one bedroom apartment is \$450 and \$529 for a two bedroom unit at the Altaville Apartments. The Fairview Apartments charge \$475 monthly rent for their two bedroom units. The Altaville Apartments have no units currently charging the full market rate. All available units are adjusted from the basic FMHA rental rate upwards based on the household income level and ability to pay.

Rental rates in Angels compare somewhat lower than those in nearby San Andreas and Sonora by 10 to 15% based upon a survey by area apartment managers.

## Vacancy Rate

The City's overall vacancy rate was estimated at 6% in 1980 according to the 1980 census. The 1990 census puts the vacancy rate at 10% based upon the unadjusted housing data.

## Overcrowding

Overcrowding results from an insufficient supply of affordable housing. The U.S. Census defines overcrowding as more than one person per room. The 1990 Census indicated 13 owner occupied and 15 renter occupied units as overcrowded resulting in a 2% overcrowding in the 1044 occupied dwelling units. The actual composition of groups in overcrowded units is difficult to determine. Typically, overcrowded units consist of large families, however, as rents and home prices rise, shared housing with non-related persons will increase.

One method to alleviate this trend is to support the construction of market rate and below market rate multi-family rental housing with two and three bedroom units provided to serve these larger households.

## Housing Conditions





Since the City last conducted a housing condition survey in 1981, approximately 117 new housing units were added, Table G-3 presents the estimated period of construction of housing from 1900 to the 1990 census.

The results of the 1981 housing survey are reprinted below as Table G-4. Based upon this survey, a total of 93 units were determined to be most eligible for rehabilitation. From Table G-5 the four demolitions since 1981 and unrecorded home improvements which may have occurred since 1981, the number of estimated units needing rehabilitation should remain around 90 units. Table G-4 presents a Summary of Residential Building Permit Activity from 1981 to 1991.

The State Department of Housing and Community Development notified the City that use of 1981 Housing Condition survey data is outdated and inaccurate. Efforts will be taken over the next two years to conduct a new survey of housing conditions. Based upon this survey, adjustments will be made to goals on housing rehabilitation.

#### Low Income Units at Risk

Recently the State Legislature made additions to the Government Code requiring municipalities to address the issue of low income units at risk of converting to market rate value in their housing elements by 1992. Currently one multiple family complex in the City provide low income housing. The California Housing Partnership Corporation, created by the State Legislature, published an "Inventory of Federally Subsidized Low-Income Rental Units at Risk of Conversion, in March 1989. This list was updated and procedures established for evaluating units at risk on December 5, 1991 by the State.

No units were listed at risk in either publication. The Altaville Apartments, 50 FmHA units financed through a 515 construction loan will not be able to convert to market rate until the year 2006. When opened in 1986, it filled with 20 RHCP subsidies and 2 Section 8 subsidies, which are still in effect in 1992.





TABLE G-1

## 1990 HOUSING UNITS BY TYPE FOR ANGELS CAMP AND CALAVERAS COUNTY\*

|                     | SINGLE-FAMILY HOMES |              | TWO TO FOUR DWELLINGS PER STRUCTURE |             | FIVE OR MORE DWELLINGS PER STRUCTURE |             | MOBILE HOMES |              | TOTAL         |             |
|---------------------|---------------------|--------------|-------------------------------------|-------------|--------------------------------------|-------------|--------------|--------------|---------------|-------------|
|                     | <u>NO.</u>          | <u>%</u>     | <u>NO.</u>                          | <u>%</u>    | <u>NO.</u>                           | <u>%</u>    | <u>NO.</u>   | <u>%</u>     | <u>NO.</u>    | <u>%</u>    |
| UNINCORPORATED AREA | 15,118              | 84.3%        | 374                                 | 2.1%        | 428                                  | 2.4%        | 2,004        | 11.2%        | 17,924        | 100%        |
| ANGELS CITY         | 776                 | 63.1%        | 123                                 | 10.1%       | 108                                  | 8.8%        | 222          | 18.1%        | 1,229         | 100%        |
| COUNTY TOTAL        | <u>15,894</u>       | <u>83.1%</u> | <u>497</u>                          | <u>2.6%</u> | <u>526</u>                           | <u>2.7%</u> | <u>2,226</u> | <u>11.6%</u> | <u>19,153</u> | <u>100%</u> |

\*U.S. Department of Commerce, 1990 Census, Summary of Population and Housing Characteristics, CPH-1-6

Table 7 - Structural and Vacancy Characteristics - Adjusted by the State Department of Finance Demographic Research Unit Report E-5 of 4-29-92 adjusting all data to reflect City's Contesting official count.

\*\*Includes attached dwelling units.





TABLE G-2 CITY OF ANGELS CAMP

HOUSING UNITS - 1980 TO 1992

|            | TOTAL | SINGLE FAMILY | MULTIPLE<br>2 - 4 | FAMILY<br>5 | MH  | OCC. % VAC. | POP/HH |
|------------|-------|---------------|-------------------|-------------|-----|-------------|--------|
| 1980       | 1112  | 752           | 94                | 87          | 179 | 1010 9.17   | 2.279  |
| 1981       | 1117  | 761           | 94                | 87          | 175 | 1006 9.94   | 2.212  |
| 1982       | 1118  | 762           | 94                | 87          | 175 | 1005 10.11  | 2.194  |
| 1983       | 1121  | 764           | 95                | 87          | 175 | 1010 9.90   | 2.202  |
| 1984       | 1126  | 767           | 95                | 87          | 177 | 1001 11.10  | 2.194  |
| 1985       | 1130  | 772           | 95                | 87          | 176 | 1007 10.88  | 2.209  |
| 1986       | 1136  | 777           | 95                | 87          | 177 | 1011 11.00  | 2.209  |
| 1987       | 1191  | 782           | 95                | 137         | 177 | 1073 9.91   | 2.245  |
| 1988       | 1222  | 787           | 95                | 137         | 203 | 1109 9.25   | 2.284  |
| 1989       | 1236  | 793           | 95                | 137         | 211 | 1121 9.30   | 2.286  |
| 1990 (E-5) | 1229  | 776           | 123               | 108         | 222 | 1107 9.93   | 2,313  |
| 1991 (E-5) | 1254  | 799           | 125               | 108         | 222 | 1134 9.57   | 2,340  |
| 1992 (E-5) | 1271  | 815           | 125               | 108         | 223 | 1164 8.42   | 2,393  |

Source: 1980 to 1992 - State Department of Finance  
Population Research Estimates - Report E-5 Printed 4-29-92 for 1990,91,92

TABLE 1.1. LIST OF NAMES

NAME OF THE PERSON

| NAME OF THE PERSON | DATE OF BIRTH | DATE OF DEATH | PLACE OF BIRTH | PLACE OF DEATH | DATE OF BURIAL | DATE OF CREMATION |
|--------------------|---------------|---------------|----------------|----------------|----------------|-------------------|
| 1.1.1              | 1911          | 1971          | 1971           | 1971           | 1971           | 1971              |
| 1.1.2              | 1912          | 1972          | 1972           | 1972           | 1972           | 1972              |
| 1.1.3              | 1913          | 1973          | 1973           | 1973           | 1973           | 1973              |
| 1.1.4              | 1914          | 1974          | 1974           | 1974           | 1974           | 1974              |
| 1.1.5              | 1915          | 1975          | 1975           | 1975           | 1975           | 1975              |
| 1.1.6              | 1916          | 1976          | 1976           | 1976           | 1976           | 1976              |
| 1.1.7              | 1917          | 1977          | 1977           | 1977           | 1977           | 1977              |
| 1.1.8              | 1918          | 1978          | 1978           | 1978           | 1978           | 1978              |
| 1.1.9              | 1919          | 1979          | 1979           | 1979           | 1979           | 1979              |
| 1.1.10             | 1920          | 1980          | 1980           | 1980           | 1980           | 1980              |
| 1.1.11             | 1921          | 1981          | 1981           | 1981           | 1981           | 1981              |
| 1.1.12             | 1922          | 1982          | 1982           | 1982           | 1982           | 1982              |
| 1.1.13             | 1923          | 1983          | 1983           | 1983           | 1983           | 1983              |
| 1.1.14             | 1924          | 1984          | 1984           | 1984           | 1984           | 1984              |
| 1.1.15             | 1925          | 1985          | 1985           | 1985           | 1985           | 1985              |
| 1.1.16             | 1926          | 1986          | 1986           | 1986           | 1986           | 1986              |
| 1.1.17             | 1927          | 1987          | 1987           | 1987           | 1987           | 1987              |
| 1.1.18             | 1928          | 1988          | 1988           | 1988           | 1988           | 1988              |
| 1.1.19             | 1929          | 1989          | 1989           | 1989           | 1989           | 1989              |
| 1.1.20             | 1930          | 1990          | 1990           | 1990           | 1990           | 1990              |
| 1.1.21             | 1931          | 1991          | 1991           | 1991           | 1991           | 1991              |
| 1.1.22             | 1932          | 1992          | 1992           | 1992           | 1992           | 1992              |
| 1.1.23             | 1933          | 1993          | 1993           | 1993           | 1993           | 1993              |
| 1.1.24             | 1934          | 1994          | 1994           | 1994           | 1994           | 1994              |
| 1.1.25             | 1935          | 1995          | 1995           | 1995           | 1995           | 1995              |
| 1.1.26             | 1936          | 1996          | 1996           | 1996           | 1996           | 1996              |
| 1.1.27             | 1937          | 1997          | 1997           | 1997           | 1997           | 1997              |
| 1.1.28             | 1938          | 1998          | 1998           | 1998           | 1998           | 1998              |
| 1.1.29             | 1939          | 1999          | 1999           | 1999           | 1999           | 1999              |
| 1.1.30             | 1940          | 2000          | 2000           | 2000           | 2000           | 2000              |

1991 IN 1991 - DATE OF BIRTH IN 1991

1991 IN 1991 - DATE OF DEATH IN 1991



TABLE G-3  
Age of Housing Stock

Estimated

1991 Estimate

| <u>YEAR</u> | <u>NUMBER</u> | <u>PERCENT</u> | <u>CUMULATIVE<br/>PERCENT</u> |
|-------------|---------------|----------------|-------------------------------|
| Pre 1990    | 97            | 7.8            | 7.8                           |
| 1920-1919   | 61            | 4.9            | 12.7                          |
| 1920-1929   | 19            | 1.5            | 14.2                          |
| 1930-1939   | 57            | 4.6            | 18.8                          |
| 1940-1949   | 61            | 4.9            | 23.7                          |
| 1950-1959   | 102           | 8.3            | 32.0                          |
| 1960-1969   | 243           | 19.8           | 51.8                          |
| 1970-1979   | 211           | 17.2           | 69.0                          |
| 1980-1989   | 117           | 9.5            | 78.5                          |
| Estimated   | <u>261</u>    | <u>21.2</u>    | <u>99.7</u>                   |
|             | 1229          | 99.7*          | 99.7*                         |

Footnote: Sum does not total 100 due to rounding.

Source: 1981 Housing Condition Survey by Central Sierra Planning Council

# Table 1

Estimated values of the parameters

| Parameter      | Estimated value | Standard error | t-ratio |
|----------------|-----------------|----------------|---------|
| $\alpha_1$     | 0.0000          | 0.0000         | 0.00    |
| $\alpha_2$     | 0.0000          | 0.0000         | 0.00    |
| $\alpha_3$     | 0.0000          | 0.0000         | 0.00    |
| $\alpha_4$     | 0.0000          | 0.0000         | 0.00    |
| $\alpha_5$     | 0.0000          | 0.0000         | 0.00    |
| $\alpha_6$     | 0.0000          | 0.0000         | 0.00    |
| $\alpha_7$     | 0.0000          | 0.0000         | 0.00    |
| $\alpha_8$     | 0.0000          | 0.0000         | 0.00    |
| $\alpha_9$     | 0.0000          | 0.0000         | 0.00    |
| $\alpha_{10}$  | 0.0000          | 0.0000         | 0.00    |
| $\alpha_{11}$  | 0.0000          | 0.0000         | 0.00    |
| $\alpha_{12}$  | 0.0000          | 0.0000         | 0.00    |
| $\alpha_{13}$  | 0.0000          | 0.0000         | 0.00    |
| $\alpha_{14}$  | 0.0000          | 0.0000         | 0.00    |
| $\alpha_{15}$  | 0.0000          | 0.0000         | 0.00    |
| $\alpha_{16}$  | 0.0000          | 0.0000         | 0.00    |
| $\alpha_{17}$  | 0.0000          | 0.0000         | 0.00    |
| $\alpha_{18}$  | 0.0000          | 0.0000         | 0.00    |
| $\alpha_{19}$  | 0.0000          | 0.0000         | 0.00    |
| $\alpha_{20}$  | 0.0000          | 0.0000         | 0.00    |
| $\alpha_{21}$  | 0.0000          | 0.0000         | 0.00    |
| $\alpha_{22}$  | 0.0000          | 0.0000         | 0.00    |
| $\alpha_{23}$  | 0.0000          | 0.0000         | 0.00    |
| $\alpha_{24}$  | 0.0000          | 0.0000         | 0.00    |
| $\alpha_{25}$  | 0.0000          | 0.0000         | 0.00    |
| $\alpha_{26}$  | 0.0000          | 0.0000         | 0.00    |
| $\alpha_{27}$  | 0.0000          | 0.0000         | 0.00    |
| $\alpha_{28}$  | 0.0000          | 0.0000         | 0.00    |
| $\alpha_{29}$  | 0.0000          | 0.0000         | 0.00    |
| $\alpha_{30}$  | 0.0000          | 0.0000         | 0.00    |
| $\alpha_{31}$  | 0.0000          | 0.0000         | 0.00    |
| $\alpha_{32}$  | 0.0000          | 0.0000         | 0.00    |
| $\alpha_{33}$  | 0.0000          | 0.0000         | 0.00    |
| $\alpha_{34}$  | 0.0000          | 0.0000         | 0.00    |
| $\alpha_{35}$  | 0.0000          | 0.0000         | 0.00    |
| $\alpha_{36}$  | 0.0000          | 0.0000         | 0.00    |
| $\alpha_{37}$  | 0.0000          | 0.0000         | 0.00    |
| $\alpha_{38}$  | 0.0000          | 0.0000         | 0.00    |
| $\alpha_{39}$  | 0.0000          | 0.0000         | 0.00    |
| $\alpha_{40}$  | 0.0000          | 0.0000         | 0.00    |
| $\alpha_{41}$  | 0.0000          | 0.0000         | 0.00    |
| $\alpha_{42}$  | 0.0000          | 0.0000         | 0.00    |
| $\alpha_{43}$  | 0.0000          | 0.0000         | 0.00    |
| $\alpha_{44}$  | 0.0000          | 0.0000         | 0.00    |
| $\alpha_{45}$  | 0.0000          | 0.0000         | 0.00    |
| $\alpha_{46}$  | 0.0000          | 0.0000         | 0.00    |
| $\alpha_{47}$  | 0.0000          | 0.0000         | 0.00    |
| $\alpha_{48}$  | 0.0000          | 0.0000         | 0.00    |
| $\alpha_{49}$  | 0.0000          | 0.0000         | 0.00    |
| $\alpha_{50}$  | 0.0000          | 0.0000         | 0.00    |
| $\alpha_{51}$  | 0.0000          | 0.0000         | 0.00    |
| $\alpha_{52}$  | 0.0000          | 0.0000         | 0.00    |
| $\alpha_{53}$  | 0.0000          | 0.0000         | 0.00    |
| $\alpha_{54}$  | 0.0000          | 0.0000         | 0.00    |
| $\alpha_{55}$  | 0.0000          | 0.0000         | 0.00    |
| $\alpha_{56}$  | 0.0000          | 0.0000         | 0.00    |
| $\alpha_{57}$  | 0.0000          | 0.0000         | 0.00    |
| $\alpha_{58}$  | 0.0000          | 0.0000         | 0.00    |
| $\alpha_{59}$  | 0.0000          | 0.0000         | 0.00    |
| $\alpha_{60}$  | 0.0000          | 0.0000         | 0.00    |
| $\alpha_{61}$  | 0.0000          | 0.0000         | 0.00    |
| $\alpha_{62}$  | 0.0000          | 0.0000         | 0.00    |
| $\alpha_{63}$  | 0.0000          | 0.0000         | 0.00    |
| $\alpha_{64}$  | 0.0000          | 0.0000         | 0.00    |
| $\alpha_{65}$  | 0.0000          | 0.0000         | 0.00    |
| $\alpha_{66}$  | 0.0000          | 0.0000         | 0.00    |
| $\alpha_{67}$  | 0.0000          | 0.0000         | 0.00    |
| $\alpha_{68}$  | 0.0000          | 0.0000         | 0.00    |
| $\alpha_{69}$  | 0.0000          | 0.0000         | 0.00    |
| $\alpha_{70}$  | 0.0000          | 0.0000         | 0.00    |
| $\alpha_{71}$  | 0.0000          | 0.0000         | 0.00    |
| $\alpha_{72}$  | 0.0000          | 0.0000         | 0.00    |
| $\alpha_{73}$  | 0.0000          | 0.0000         | 0.00    |
| $\alpha_{74}$  | 0.0000          | 0.0000         | 0.00    |
| $\alpha_{75}$  | 0.0000          | 0.0000         | 0.00    |
| $\alpha_{76}$  | 0.0000          | 0.0000         | 0.00    |
| $\alpha_{77}$  | 0.0000          | 0.0000         | 0.00    |
| $\alpha_{78}$  | 0.0000          | 0.0000         | 0.00    |
| $\alpha_{79}$  | 0.0000          | 0.0000         | 0.00    |
| $\alpha_{80}$  | 0.0000          | 0.0000         | 0.00    |
| $\alpha_{81}$  | 0.0000          | 0.0000         | 0.00    |
| $\alpha_{82}$  | 0.0000          | 0.0000         | 0.00    |
| $\alpha_{83}$  | 0.0000          | 0.0000         | 0.00    |
| $\alpha_{84}$  | 0.0000          | 0.0000         | 0.00    |
| $\alpha_{85}$  | 0.0000          | 0.0000         | 0.00    |
| $\alpha_{86}$  | 0.0000          | 0.0000         | 0.00    |
| $\alpha_{87}$  | 0.0000          | 0.0000         | 0.00    |
| $\alpha_{88}$  | 0.0000          | 0.0000         | 0.00    |
| $\alpha_{89}$  | 0.0000          | 0.0000         | 0.00    |
| $\alpha_{90}$  | 0.0000          | 0.0000         | 0.00    |
| $\alpha_{91}$  | 0.0000          | 0.0000         | 0.00    |
| $\alpha_{92}$  | 0.0000          | 0.0000         | 0.00    |
| $\alpha_{93}$  | 0.0000          | 0.0000         | 0.00    |
| $\alpha_{94}$  | 0.0000          | 0.0000         | 0.00    |
| $\alpha_{95}$  | 0.0000          | 0.0000         | 0.00    |
| $\alpha_{96}$  | 0.0000          | 0.0000         | 0.00    |
| $\alpha_{97}$  | 0.0000          | 0.0000         | 0.00    |
| $\alpha_{98}$  | 0.0000          | 0.0000         | 0.00    |
| $\alpha_{99}$  | 0.0000          | 0.0000         | 0.00    |
| $\alpha_{100}$ | 0.0000          | 0.0000         | 0.00    |

Source: Author's calculations based on the data provided in the appendix.

Notes: (1) The dependent variable is the natural logarithm of the number of employees.

TABLE G-4

Results of 1981 Housing ConditionSurvey for Angels Camp

## SIDEWALK SURVEY RESULTS - 1981

| Housing<br>Type | HOUSING CONDITION |     |     |    |    | Number<br>Substandard Units<br>(3,4 & 5's Totalled) | Total |
|-----------------|-------------------|-----|-----|----|----|-----------------------------------------------------|-------|
|                 | 1                 | 2   | 3   | 4  | 5  |                                                     |       |
| SFD             | 138               | 358 | 155 | 65 | 25 | 245                                                 | 741   |
| 2-4             | 8                 | 45  | 51  | 18 | 6  | 75                                                  | 128   |
| 5+              | 14                | 20  | 10  | 10 | 0  | 20                                                  | 54    |
| MH              | 60                | 114 | 15  | 0  | 0  | 15                                                  | 189   |
| TOTAL           | 220               | 537 | 231 | 93 | 31 | 355                                                 | 1112  |

Legend: 1. Structurally new, maintenance good  
 2. Structurally sound maintenance deficient  
 3. Minor structural deficiencies  
 4. Major structural deficiencies  
 5. Structural deficiencies exceed the value of building repair  
 Housing units in categories 3,4 and 5 are considered substandard.

Source: 1981 Housing Condition Survey by Central Sierra Planning Council





TABLE G-5

## SUMMARY OF RESIDENTIAL BUILDING PERMIT ACTIVITY

CITY OF ANGELS 1981 TO 1991

| <u>YEAR</u> | <u>DEMO</u> | <u>HOUSING UNITS</u> |               | <u>TOTAL UNITS</u>                  |
|-------------|-------------|----------------------|---------------|-------------------------------------|
|             |             | <u>SINGLE</u>        | <u>FAMILY</u> |                                     |
| 1981        |             | 1                    |               | 1 Moved 1                           |
| 1982        | 1           | 3                    |               | 1 Conversion 3                      |
| 1983        |             | 2                    |               | 1 Moved 3                           |
| 1984        |             | 5                    |               | 1 MH Private Lot 6                  |
| 1985        |             | 5                    |               |                                     |
| 1986        |             | 5                    |               | 50 du.-apt.<br>Altaville Apts. 55   |
| 1987        | 1           | 6                    |               | 17 persons<br>Gracewood Ret. Home 6 |
| 1988        | 1           | 6                    |               | 1 Conversion 7                      |
| 1989        |             | 8                    |               | 8                                   |
| 1990        |             | 25                   |               | 2, (1 duplex) 27                    |
| 1991        | 1           | 21 (to Nov. 1991)    |               | 21                                  |
| TOTAL       | 4           | 87                   |               | 137                                 |

- Source: 1. Annual Reports 1981 to 1990 to State Department of Finance  
DF 101, City of Angels;
2. 1991 Building Permit Records

STATE OF NEW YORK  
OFFICE OF THE ATTORNEY GENERAL

| DATE | AMOUNT PAID | STATE | REMARKS       |
|------|-------------|-------|---------------|
| 1901 | 100.00      |       | PAID TO STATE |
| 1902 | 100.00      |       | PAID TO STATE |
| 1903 | 100.00      |       | PAID TO STATE |
| 1904 | 100.00      |       | PAID TO STATE |
| 1905 | 100.00      |       | PAID TO STATE |
| 1906 | 100.00      |       | PAID TO STATE |
| 1907 | 100.00      |       | PAID TO STATE |
| 1908 | 100.00      |       | PAID TO STATE |
| 1909 | 100.00      |       | PAID TO STATE |
| 1910 | 100.00      |       | PAID TO STATE |
| 1911 | 100.00      |       | PAID TO STATE |
| 1912 | 100.00      |       | PAID TO STATE |
| 1913 | 100.00      |       | PAID TO STATE |
| 1914 | 100.00      |       | PAID TO STATE |
| 1915 | 100.00      |       | PAID TO STATE |
| 1916 | 100.00      |       | PAID TO STATE |
| 1917 | 100.00      |       | PAID TO STATE |
| 1918 | 100.00      |       | PAID TO STATE |
| 1919 | 100.00      |       | PAID TO STATE |
| 1920 | 100.00      |       | PAID TO STATE |
| 1921 | 100.00      |       | PAID TO STATE |
| 1922 | 100.00      |       | PAID TO STATE |
| 1923 | 100.00      |       | PAID TO STATE |
| 1924 | 100.00      |       | PAID TO STATE |
| 1925 | 100.00      |       | PAID TO STATE |
| 1926 | 100.00      |       | PAID TO STATE |
| 1927 | 100.00      |       | PAID TO STATE |
| 1928 | 100.00      |       | PAID TO STATE |
| 1929 | 100.00      |       | PAID TO STATE |
| 1930 | 100.00      |       | PAID TO STATE |
| 1931 | 100.00      |       | PAID TO STATE |
| 1932 | 100.00      |       | PAID TO STATE |
| 1933 | 100.00      |       | PAID TO STATE |
| 1934 | 100.00      |       | PAID TO STATE |
| 1935 | 100.00      |       | PAID TO STATE |
| 1936 | 100.00      |       | PAID TO STATE |
| 1937 | 100.00      |       | PAID TO STATE |
| 1938 | 100.00      |       | PAID TO STATE |
| 1939 | 100.00      |       | PAID TO STATE |
| 1940 | 100.00      |       | PAID TO STATE |
| 1941 | 100.00      |       | PAID TO STATE |
| 1942 | 100.00      |       | PAID TO STATE |
| 1943 | 100.00      |       | PAID TO STATE |
| 1944 | 100.00      |       | PAID TO STATE |
| 1945 | 100.00      |       | PAID TO STATE |
| 1946 | 100.00      |       | PAID TO STATE |
| 1947 | 100.00      |       | PAID TO STATE |
| 1948 | 100.00      |       | PAID TO STATE |
| 1949 | 100.00      |       | PAID TO STATE |
| 1950 | 100.00      |       | PAID TO STATE |
| 1951 | 100.00      |       | PAID TO STATE |
| 1952 | 100.00      |       | PAID TO STATE |
| 1953 | 100.00      |       | PAID TO STATE |
| 1954 | 100.00      |       | PAID TO STATE |
| 1955 | 100.00      |       | PAID TO STATE |
| 1956 | 100.00      |       | PAID TO STATE |
| 1957 | 100.00      |       | PAID TO STATE |
| 1958 | 100.00      |       | PAID TO STATE |
| 1959 | 100.00      |       | PAID TO STATE |
| 1960 | 100.00      |       | PAID TO STATE |
| 1961 | 100.00      |       | PAID TO STATE |
| 1962 | 100.00      |       | PAID TO STATE |
| 1963 | 100.00      |       | PAID TO STATE |
| 1964 | 100.00      |       | PAID TO STATE |
| 1965 | 100.00      |       | PAID TO STATE |
| 1966 | 100.00      |       | PAID TO STATE |
| 1967 | 100.00      |       | PAID TO STATE |
| 1968 | 100.00      |       | PAID TO STATE |
| 1969 | 100.00      |       | PAID TO STATE |
| 1970 | 100.00      |       | PAID TO STATE |
| 1971 | 100.00      |       | PAID TO STATE |
| 1972 | 100.00      |       | PAID TO STATE |
| 1973 | 100.00      |       | PAID TO STATE |
| 1974 | 100.00      |       | PAID TO STATE |
| 1975 | 100.00      |       | PAID TO STATE |
| 1976 | 100.00      |       | PAID TO STATE |
| 1977 | 100.00      |       | PAID TO STATE |
| 1978 | 100.00      |       | PAID TO STATE |
| 1979 | 100.00      |       | PAID TO STATE |
| 1980 | 100.00      |       | PAID TO STATE |
| 1981 | 100.00      |       | PAID TO STATE |
| 1982 | 100.00      |       | PAID TO STATE |
| 1983 | 100.00      |       | PAID TO STATE |
| 1984 | 100.00      |       | PAID TO STATE |
| 1985 | 100.00      |       | PAID TO STATE |
| 1986 | 100.00      |       | PAID TO STATE |
| 1987 | 100.00      |       | PAID TO STATE |
| 1988 | 100.00      |       | PAID TO STATE |
| 1989 | 100.00      |       | PAID TO STATE |
| 1990 | 100.00      |       | PAID TO STATE |
| 1991 | 100.00      |       | PAID TO STATE |
| 1992 | 100.00      |       | PAID TO STATE |
| 1993 | 100.00      |       | PAID TO STATE |
| 1994 | 100.00      |       | PAID TO STATE |
| 1995 | 100.00      |       | PAID TO STATE |
| 1996 | 100.00      |       | PAID TO STATE |
| 1997 | 100.00      |       | PAID TO STATE |
| 1998 | 100.00      |       | PAID TO STATE |
| 1999 | 100.00      |       | PAID TO STATE |
| 2000 | 100.00      |       | PAID TO STATE |

STATE OF NEW YORK  
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100 NASSAU ST. NEW YORK, N.Y. 10038  
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FAX: 393-3333



TABLE G-6

MULTIPLE FAMILY UNITS  
INVENTORY AND 1986 RENTAL RATES

| <u>NAME &amp; ADDRESS</u>                           | <u>UNITS</u>                                | <u>1986 RENT</u>                    |
|-----------------------------------------------------|---------------------------------------------|-------------------------------------|
| 1. Altaville Apts.<br>650 Copello Dr.<br>(50 units) | 14-1 bedroom<br>34-2 bedroom<br>2-3 bedroom | \$233/mo.<br>\$273/mo.<br>\$313/mo. |
| 2. 1220 Mark Twain                                  | 14-2 bedroom                                | \$315/mo.                           |
| 3. Corner Gardner & Holly St.                       | 4-2 bedroom                                 | \$280-\$310/mo.                     |
| 4. Corner San Joaquin & Stanislaus                  | 2-2 bedroom                                 | \$255/mo.                           |
| 5. 734-740 Tuolumne                                 | 4-2 bedroom                                 | \$265-\$290/mo.                     |
| 6. Oak Tree Apts.                                   | 12-2 bedroom                                | \$265-\$305/mo.                     |
| 7. Placer Court                                     | 3-2 bedroom                                 | \$265-\$305/mo.                     |
| 8. 1136-1142 Minna                                  | 4-2 bedroom                                 | \$275-\$305/mo.                     |
| 9. Birds Way                                        | 8-2 bedroom                                 | \$290-\$315/mo.                     |
| 10. SR-49 South Martina St.                         | 11-1 bedroom                                | \$175-\$205/mo.                     |

# TABLE 2-4

PERCENTAGE OF TOTAL POPULATION  
IN EACH AGE GROUP

| AGE GROUP | PERCENTAGE | NAME & ADDRESS                             |
|-----------|------------|--------------------------------------------|
| 0-4       | 14.1       | 1. Mrs. J. H. Smith, 1234 Main St., N.Y.C. |
| 5-9       | 13.5       | 2. Mr. J. H. Smith, 1234 Main St., N.Y.C.  |
| 10-14     | 12.8       | 3. Mr. J. H. Smith, 1234 Main St., N.Y.C.  |
| 15-19     | 12.1       | 4. Mr. J. H. Smith, 1234 Main St., N.Y.C.  |
| 20-24     | 11.4       | 5. Mr. J. H. Smith, 1234 Main St., N.Y.C.  |
| 25-29     | 10.7       | 6. Mr. J. H. Smith, 1234 Main St., N.Y.C.  |
| 30-34     | 10.0       | 7. Mr. J. H. Smith, 1234 Main St., N.Y.C.  |
| 35-39     | 9.3        | 8. Mr. J. H. Smith, 1234 Main St., N.Y.C.  |
| 40-44     | 8.6        | 9. Mr. J. H. Smith, 1234 Main St., N.Y.C.  |
| 45-49     | 7.9        | 10. Mr. J. H. Smith, 1234 Main St., N.Y.C. |
| 50-54     | 7.2        | 11. Mr. J. H. Smith, 1234 Main St., N.Y.C. |
| 55-59     | 6.5        | 12. Mr. J. H. Smith, 1234 Main St., N.Y.C. |
| 60-64     | 5.8        | 13. Mr. J. H. Smith, 1234 Main St., N.Y.C. |
| 65-69     | 5.1        | 14. Mr. J. H. Smith, 1234 Main St., N.Y.C. |
| 70-74     | 4.4        | 15. Mr. J. H. Smith, 1234 Main St., N.Y.C. |
| 75-79     | 3.7        | 16. Mr. J. H. Smith, 1234 Main St., N.Y.C. |
| 80-84     | 3.0        | 17. Mr. J. H. Smith, 1234 Main St., N.Y.C. |
| 85-89     | 2.3        | 18. Mr. J. H. Smith, 1234 Main St., N.Y.C. |
| 90-94     | 1.6        | 19. Mr. J. H. Smith, 1234 Main St., N.Y.C. |
| 95-99     | 0.9        | 20. Mr. J. H. Smith, 1234 Main St., N.Y.C. |

TABLE G-7

## SUMMARY OF RENTAL RATES

1986 ADJUSTED TO 1992

| Type      | Number of Units | Average Rent    |       | Full Market Rent 1992 |       |
|-----------|-----------------|-----------------|-------|-----------------------|-------|
|           |                 | 1990 FmHA Basic |       | Altaville Apts.       | Other |
| 1 bedroom | 33              | \$210           | \$280 | \$449                 | N/A   |
| 2 bedroom | 75              | \$285           | \$320 | \$529                 | \$475 |
| 3 bedroom | 2               | \$313           | \$360 | \$609                 | N/A   |
| TOTAL     |                 | 110 units       |       |                       |       |

1. Source: Interview's with Manager Altaville Apartment  
Fairview Apartments 3-2-92



TABLE 9-1

CHANGES IN STOCK MARKET

1950-1955

| Year | Number of Shares | Average Price | Total Price | 1950 Price | 1955 Price |
|------|------------------|---------------|-------------|------------|------------|
| 1950 | 10               | \$25.00       | \$250.00    | \$25.00    | \$25.00    |
| 1951 | 15               | \$28.00       | \$420.00    | \$25.00    | \$28.00    |
| 1952 | 20               | \$30.00       | \$600.00    | \$25.00    | \$30.00    |
| 1953 | 25               | \$32.00       | \$800.00    | \$25.00    | \$32.00    |
| 1954 | 30               | \$35.00       | \$1,050.00  | \$25.00    | \$35.00    |
| 1955 | 35               | \$38.00       | \$1,330.00  | \$25.00    | \$38.00    |
| 1956 | 40               | \$40.00       | \$1,600.00  | \$25.00    | \$40.00    |
| 1957 | 45               | \$42.00       | \$1,890.00  | \$25.00    | \$42.00    |
| 1958 | 50               | \$45.00       | \$2,250.00  | \$25.00    | \$45.00    |
| 1959 | 55               | \$48.00       | \$2,640.00  | \$25.00    | \$48.00    |
| 1960 | 60               | \$50.00       | \$3,000.00  | \$25.00    | \$50.00    |
| 1961 | 65               | \$52.00       | \$3,380.00  | \$25.00    | \$52.00    |
| 1962 | 70               | \$55.00       | \$3,850.00  | \$25.00    | \$55.00    |
| 1963 | 75               | \$58.00       | \$4,350.00  | \$25.00    | \$58.00    |
| 1964 | 80               | \$60.00       | \$4,800.00  | \$25.00    | \$60.00    |
| 1965 | 85               | \$62.00       | \$5,270.00  | \$25.00    | \$62.00    |
| 1966 | 90               | \$65.00       | \$5,850.00  | \$25.00    | \$65.00    |
| 1967 | 95               | \$68.00       | \$6,460.00  | \$25.00    | \$68.00    |
| 1968 | 100              | \$70.00       | \$7,000.00  | \$25.00    | \$70.00    |
| 1969 | 105              | \$72.00       | \$7,560.00  | \$25.00    | \$72.00    |
| 1970 | 110              | \$75.00       | \$8,250.00  | \$25.00    | \$75.00    |
| 1971 | 115              | \$78.00       | \$8,970.00  | \$25.00    | \$78.00    |
| 1972 | 120              | \$80.00       | \$9,600.00  | \$25.00    | \$80.00    |
| 1973 | 125              | \$82.00       | \$10,250.00 | \$25.00    | \$82.00    |
| 1974 | 130              | \$85.00       | \$11,050.00 | \$25.00    | \$85.00    |
| 1975 | 135              | \$88.00       | \$11,880.00 | \$25.00    | \$88.00    |
| 1976 | 140              | \$90.00       | \$12,600.00 | \$25.00    | \$90.00    |
| 1977 | 145              | \$92.00       | \$13,340.00 | \$25.00    | \$92.00    |
| 1978 | 150              | \$95.00       | \$14,250.00 | \$25.00    | \$95.00    |
| 1979 | 155              | \$98.00       | \$15,190.00 | \$25.00    | \$98.00    |
| 1980 | 160              | \$100.00      | \$16,000.00 | \$25.00    | \$100.00   |
| 1981 | 165              | \$102.00      | \$16,830.00 | \$25.00    | \$102.00   |
| 1982 | 170              | \$105.00      | \$17,850.00 | \$25.00    | \$105.00   |
| 1983 | 175              | \$108.00      | \$18,900.00 | \$25.00    | \$108.00   |
| 1984 | 180              | \$110.00      | \$19,800.00 | \$25.00    | \$110.00   |
| 1985 | 185              | \$112.00      | \$20,720.00 | \$25.00    | \$112.00   |
| 1986 | 190              | \$115.00      | \$21,750.00 | \$25.00    | \$115.00   |
| 1987 | 195              | \$118.00      | \$22,910.00 | \$25.00    | \$118.00   |
| 1988 | 200              | \$120.00      | \$24,000.00 | \$25.00    | \$120.00   |
| 1989 | 205              | \$122.00      | \$24,910.00 | \$25.00    | \$122.00   |
| 1990 | 210              | \$125.00      | \$26,250.00 | \$25.00    | \$125.00   |
| 1991 | 215              | \$128.00      | \$27,520.00 | \$25.00    | \$128.00   |
| 1992 | 220              | \$130.00      | \$28,600.00 | \$25.00    | \$130.00   |
| 1993 | 225              | \$132.00      | \$29,700.00 | \$25.00    | \$132.00   |
| 1994 | 230              | \$135.00      | \$31,050.00 | \$25.00    | \$135.00   |
| 1995 | 235              | \$138.00      | \$32,430.00 | \$25.00    | \$138.00   |
| 1996 | 240              | \$140.00      | \$33,600.00 | \$25.00    | \$140.00   |
| 1997 | 245              | \$142.00      | \$34,790.00 | \$25.00    | \$142.00   |
| 1998 | 250              | \$145.00      | \$36,250.00 | \$25.00    | \$145.00   |
| 1999 | 255              | \$148.00      | \$37,740.00 | \$25.00    | \$148.00   |
| 2000 | 260              | \$150.00      | \$39,000.00 | \$25.00    | \$150.00   |
| 2001 | 265              | \$152.00      | \$40,280.00 | \$25.00    | \$152.00   |
| 2002 | 270              | \$155.00      | \$41,650.00 | \$25.00    | \$155.00   |
| 2003 | 275              | \$158.00      | \$43,150.00 | \$25.00    | \$158.00   |
| 2004 | 280              | \$160.00      | \$44,800.00 | \$25.00    | \$160.00   |
| 2005 | 285              | \$162.00      | \$46,170.00 | \$25.00    | \$162.00   |
| 2006 | 290              | \$165.00      | \$47,650.00 | \$25.00    | \$165.00   |
| 2007 | 295              | \$168.00      | \$49,160.00 | \$25.00    | \$168.00   |
| 2008 | 300              | \$170.00      | \$51,000.00 | \$25.00    | \$170.00   |
| 2009 | 305              | \$172.00      | \$52,360.00 | \$25.00    | \$172.00   |
| 2010 | 310              | \$175.00      | \$54,150.00 | \$25.00    | \$175.00   |
| 2011 | 315              | \$178.00      | \$56,130.00 | \$25.00    | \$178.00   |
| 2012 | 320              | \$180.00      | \$57,600.00 | \$25.00    | \$180.00   |
| 2013 | 325              | \$182.00      | \$59,150.00 | \$25.00    | \$182.00   |
| 2014 | 330              | \$185.00      | \$60,750.00 | \$25.00    | \$185.00   |
| 2015 | 335              | \$188.00      | \$62,380.00 | \$25.00    | \$188.00   |
| 2016 | 340              | \$190.00      | \$64,600.00 | \$25.00    | \$190.00   |
| 2017 | 345              | \$192.00      | \$66,240.00 | \$25.00    | \$192.00   |
| 2018 | 350              | \$195.00      | \$68,250.00 | \$25.00    | \$195.00   |
| 2019 | 355              | \$198.00      | \$70,290.00 | \$25.00    | \$198.00   |
| 2020 | 360              | \$200.00      | \$72,000.00 | \$25.00    | \$200.00   |
| 2021 | 365              | \$202.00      | \$73,730.00 | \$25.00    | \$202.00   |
| 2022 | 370              | \$205.00      | \$75,750.00 | \$25.00    | \$205.00   |
| 2023 | 375              | \$208.00      | \$78,000.00 | \$25.00    | \$208.00   |
| 2024 | 380              | \$210.00      | \$79,800.00 | \$25.00    | \$210.00   |
| 2025 | 385              | \$212.00      | \$81,520.00 | \$25.00    | \$212.00   |
| 2026 | 390              | \$215.00      | \$83,850.00 | \$25.00    | \$215.00   |
| 2027 | 395              | \$218.00      | \$86,110.00 | \$25.00    | \$218.00   |
| 2028 | 400              | \$220.00      | \$88,000.00 | \$25.00    | \$220.00   |
| 2029 | 405              | \$222.00      | \$89,810.00 | \$25.00    | \$222.00   |
| 2030 | 410              | \$225.00      | \$91,750.00 | \$25.00    | \$225.00   |

1. Source: "The Stock Market: A History of the American Investor's Guide to the Stock Market," by the American Investor's Guide to the Stock Market, 1950-1955.

LAND INVENTORY

Vacant Sites

Data for this survey is based on 1989 Vacant Lands Survey prepared by Central Sierra Planning Council for the City of Angels and used in the development of a traffic impact model. The City was divided into 74 traffic zones with land uses broken down into two categories, producers and attractors. All dwellings were assigned a production value. (Appendix presents the data).

From the vacant lands survey 1386 dwelling units were inventoried as existing with a proposed 20 year buildout of all vacant residentially zoned land at 4,158 units, an addition of 2,772 units. This build out is based on 5.7% annual growth compounded annually, substantially higher than the 1 1/2 to 2 percent actual growth for the City since 1980. The City contains adequate vacant residentially zoned lands to accommodate growth in all varieties of housing types.

In order to determine if adequate sites are available for all levels of housing, the City utilized a land use survey with projected maximum buildout developed in 1989 for use with a Traffic Circulation Study. Maximum buildout was determined by taking vacant or undeveloped acreage by parcel and computing a total density based upon General Plan and Zoning designation. Table H-1 was developed from the land use survey and projected buildout for 10 acres of the City which are currently under developed. Table H-1 indicates approximately 139 vacant acres of Single Family zoned lands could hold 777 single family dwellings in the R-1 (Single Family) Zone. For multiple family uses, approximately 140 vacant acres would allow 1658 multiple family dwelling units on lands zoned R-3, Multiple Family Residential. Regarding the extension of roads or utilities to specific areas, all 10 areas require major offsite and onsite road improvements, water, sewer and storm drainage system upgrades. Several recent development requests have been withdrawn partially due to costs associated with extending services to an area. There are no parcels available for multiple family developments of 3 or more units which would not require major infrastructure extensions to serve them.

The City does not have the financial resources to construct major utility and road extensions and looks toward the developer to propose financing for the construction of infrastructure to service an area. Establishment of Assessment Districts, Improvement Districts, Mello-Roos Districts, Landscaping and Lighting Districts and other pay-as-you-go bond programs are alternatives for developers to propose to the City. At this time, the City has not utilized any of the above financing mechanisms in association with a new project.

To meet the very low and low income housing needs identified, the City must work diligently to implement the programs listed in the Goals and

The first group of people to be interviewed in the study was the group of people who were interviewed in the first group of people to be interviewed in the study. The first group of people to be interviewed in the study was the group of people who were interviewed in the first group of people to be interviewed in the study.

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Policies Section of this Element, as well as to find sources for funding affordable housing projects.

The majority of the multiple family zoned vacant lots will require road improvements and utility extensions. Single family units may be constructed on older town lots or infill on underdeveloped parcels on the fringe of the community.

#### Emergency and Transitional Housing Sites

Facilities for transitional and emergency housing can be provided in the commercial districts of the City. Group homes and small family day care centers are allowed by right in the residential zones as long as the client capacity is 6 or fewer. Larger facilities are subject to use permit review.

The City contains a children's treatment center which serves as an emergency foster care facility with a widely - fluctuating population. The facility is state licensed for 10 children established in 1986, but has held up to 23 children at one time. Most of the children have permanent homes elsewhere but due to family crisis circumstances, they cannot go home.

Calaveras County is developing a program to deal with the homeless problem. The City may cooperate in funding and referrals to the facility.

#### Estimated Maximum Housing Units By Income

Housing law was amended in January 1992 to require the quantified objectives establish the maximum number of housing units by income category that can be constructed, rehabilitated and conserved over a five year period. Since HCD does not find the 1981 Housing Condition survey adequate as an inventory of housing condition, the figures developed by Central Sierra for the Fair Share Regional Housing Need in New Construction is restated. The number of units proposed for rehabilitation and conservation can not be developed until a revised housing condition survey is completed and an analysis prepared.

| Qualified Objective | TABLE                       |        |              |
|---------------------|-----------------------------|--------|--------------|
|                     | New Construction<br>by 1997 | Rehab. | Conservation |
| Very Low Income     | 45                          | X      | X            |
| Low-Income          | 29                          | X      | X            |
| Moderate-Income     | 33                          | X      | X            |
| Above Moderate      | 56                          | X      | X            |
| TOTAL               | 163                         |        |              |

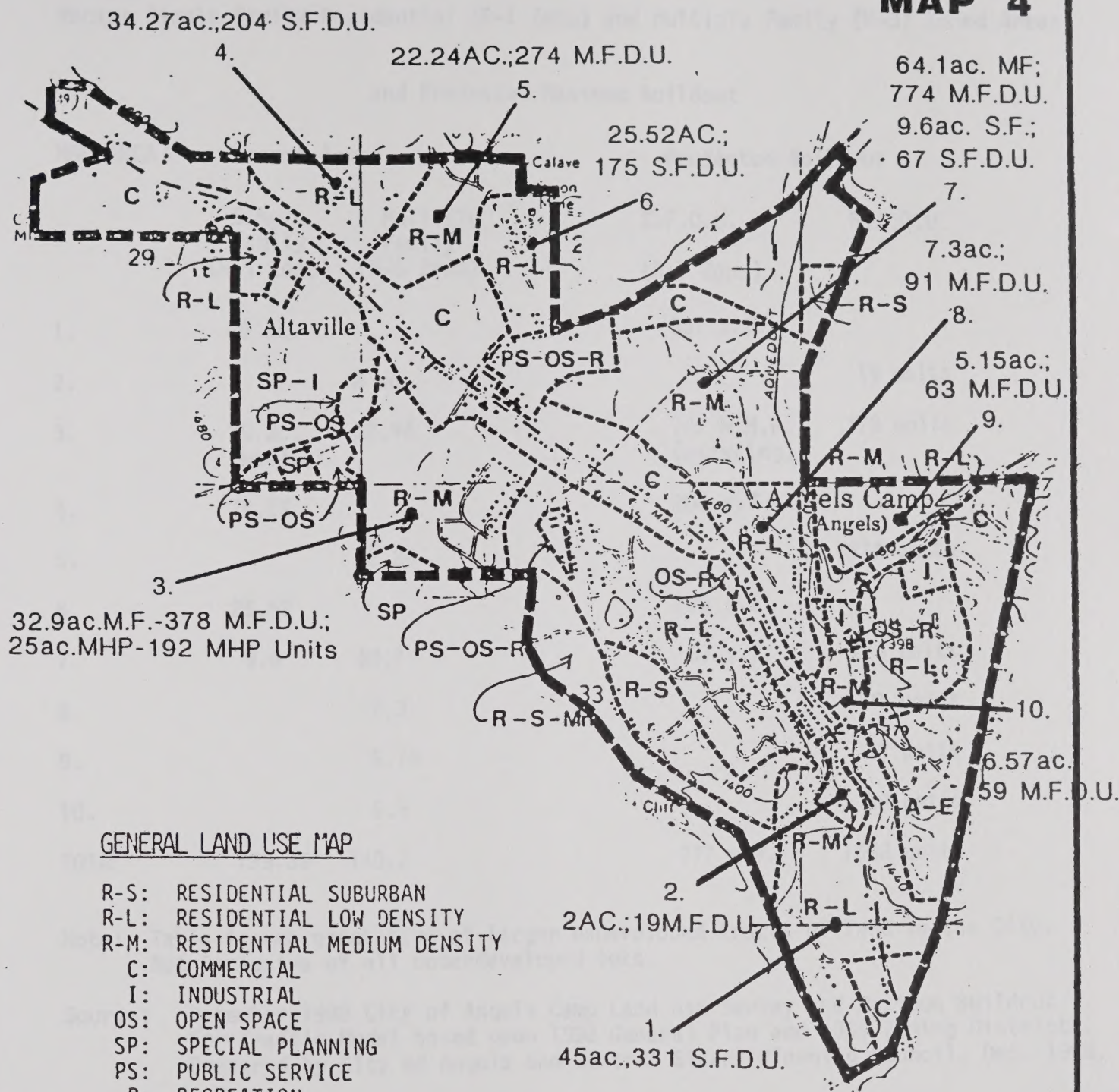
Footnote: To be completed after updated housing condition survey.





# Vacant Single and Multiple Family Zoned Areas and Projected Maximum Buildout

**MAP 4**



## GENERAL LAND USE MAP

- R-S: RESIDENTIAL SUBURBAN
- R-L: RESIDENTIAL LOW DENSITY
- R-M: RESIDENTIAL MEDIUM DENSITY
- C: COMMERCIAL
- I: INDUSTRIAL
- OS: OPEN SPACE
- SP: SPECIAL PLANNING
- PS: PUBLIC SERVICE
- R: RECREATION
- Mn: MINING
- A-E: AGRICULTURAL ESTATES

- LEGEND:** SF-Single Family(Coincides with R-1 zoning)  
 MF-Multiple Family(Coincides with R-3 zoning)  
 S. F.D.U.-Single Family Dwelling Unit  
 M.F.D.U.-Multiple Family Dwelling Unit  
 MHP- Mobile Home Park Dwelling



**CITY OF ANGELS**

Revised 7-7-92





TABLE H-1

Vacant Single Family-Residential (R-1 Zone) and Multiple Family (R-3) Zoned Areas  
and Projected Maximum Buildout

| MAP AREA | Vacant Acres                   |                                  | Projected Buildout       |            |
|----------|--------------------------------|----------------------------------|--------------------------|------------|
|          | Single<br>Family<br>(R-1 Zone) | Multiple<br>Family<br>(R-3 Zone) | S.F.D.U.<br>(R-1 Zone)   | M.F.D.U.   |
| 1.       | 45 ac.                         |                                  | 331 s.f.                 |            |
| 2.       |                                | 2 ac.                            |                          | 19 units   |
| 3.       | 25 ac.<br>(built)              | 32.94                            | 192 M.H.P.<br>(existing) | 378 units  |
| 4.       | 34.27                          |                                  | 204 s.f.                 |            |
| 5.       |                                | 22.24                            |                          | 274 units  |
| 6.       | 25.52                          |                                  | 175 s.f.                 |            |
| 7.       | 9.6                            | 64.1                             | 67 s.f.                  | 774 units  |
| 8.       |                                | 7.3                              |                          | 91 units   |
| 9.       |                                | 5.15                             |                          | 63 units   |
| 10.      |                                | 6.5                              |                          | 59 units   |
| TOTAL    | 139.39                         | 140.2                            | 777 s.f.                 | 1658 units |

Note: Table is representative of larger undeveloped tracts of land in the City.  
Not inclusive of all underdeveloped lots.

Source: December 1988 City of Angels Camp Land Use Survey and Maximum Buildout  
for Traffic Model based upon 1982 General Plan and 1989 Zoning Districts.  
Prepared by City of Angels and Central Sierra Planning Council. Dec. 1988.





## Infrastructure Capacity

The Angels City Council has directed City Staff to develop a water master plan and a sewer master plan in 1992. The City from 1989 to 1991 prepared a Circulation Study with the assistance of a Traffic Engineer to establish a road network and a basis for charging Traffic Impact Fees on new development.

The water and sewer studies may not be completed in 1992 but the results of these studies will include planned major improvements to the water treatment plan, distribution system and the sewage collection and treatment plant. New development will be required to pay for their fair share of water and sewer system improvements through connection and user fees. Reductions in these fees may be granted for housing developments which assist the City in reaching its Fair Share housing needs.

### Discussion

The proposed project will include water and sewer lines and a road network. The City Council has directed City Staff to develop a water master plan and a sewer master plan in 1992. The City from 1989 to 1991 prepared a Circulation Study with the assistance of a Traffic Engineer to establish a road network and a basis for charging Traffic Impact Fees on new development.

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### Conclusion

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### References

## THE PROPOSED PROJECT

The proposed project is a new water supply system for the City of New York. It is a part of a larger program to improve the city's water supply and distribution system. The project is being undertaken by the City of New York Department of Environmental Protection and the City of New York Department of Public Works. The project is being funded by the City of New York and the State of New York.

The water supply system is a new system that will provide water to the City of New York. It is a part of a larger program to improve the city's water supply and distribution system. The project is being undertaken by the City of New York Department of Environmental Protection and the City of New York Department of Public Works. The project is being funded by the City of New York and the State of New York.



### Special Housing Needs

Special housing needs groups are defined by State Law to include disabled, elderly, and homeless persons, large families, female heads of households and farm workers. There are no special housing needs for farmworkers in the City nor are any anticipated.

#### Elderly

In 1990, a total of 174 households were over the age of 65 representing 17 percent of all householders. For comparison, Calaveras County in 1990 had 10 percent of its total householders over the age of 65. This higher percentage for the City can be partially attributed to the availability of two mobile home parks totaling 222 available spaces and units.

Elderly housing needs can be met through the provision of second units, shared housing, congregate care housing, skilled nursing facilities and housing assistance plans. The elderly are often on fixed incomes, limiting their ability to make necessary home repairs and their flexibility to pay unexpected rent increases.

#### Disabled

The disabled population includes those with physical and mental disabilities. The 1990 Census has not identified the disabled population yet. Based upon a nation wide United Way study completed in 1988 estimated that 15% of any given population has some form of permanent disability.

The projected need for disabled accessible units can be estimated by applying the expected growth rate, 5.7%, compounded annually, to the estimated 1990 disabled population.

1990 - 15% of 2,582 population = 387 estimated disabled persons. 1997 - 15% of population of 2,950 - 443 persons. Of this estimate, housing for 75 elderly disabled persons would be needed in 1997. The needs of disabled residents include modified kitchens and bathrooms, wider doors, ramps, elevators for housing with two or more stories, and close proximity to transportation.

#### Homeless

Calaveras County contains few, if any homeless individuals or families as reported in the 1991 Draft County Housing Element. However, efforts are proposed to utilize a local hotel as temporary housing for those who are homeless utilizing vouchers and reimbursement from the County.

Angels Camp has not experienced a problem with homelessness perhaps due its climate and small town closeness.

#### Female - Head of Households



# THE HISTORY OF THE

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## THE HISTORY OF THE

The 1990 Census indicates .75 or 7% female head of households with children and no husband present. Single parent families are likely to need housing near day care facilities, public transportation and recreation facilities.

### Large Families

Large families are defined by the Federal Department of Housing and Urban Development as having 5 or more members. In 1990, a total of 70 family households had 5 or more members, or 6.7% of total households in Angels Camp.

For large families which rent the supply of housing is low. Of the 70 large family households, 43 reside in owner occupied dwellings and 27 families reside in rented housing. Based on the survey of multiple family units, only 2 - 3 bedroom apartments are available in the City, making over crowding a greater possibility for large families who rent.

The demand for large family housing, however, goes beyond the family unit. As rent costs gradually become less affordable for many residents in the community, shared housing is an option many turn to to avoid homelessness. The need for two and three bedroom apartments will increase due to the decreasing affordability of housing. As new multiple family housing is proposed, encouragement of 3 bedroom units will expand the available rental supply for large families.

The first section of the report, which is the most important, is the one which deals with the general principles of the subject. It is here that the author sets out his own views on the subject, and it is here that he gives us the most valuable information on the subject.

### General Principles

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## Governmental Constraints on Housing

The rate of housing construction may be affected by a variety of factors, some of which can be attributed to the actions of the local governing body. A significant amount of discretionary authority has been delegated to local jurisdictions by the State Legislature, resulting in development policies, design guidelines, building codes and fees, and other mechanisms which influence the quantity, quality, and location of housing units. The following section lists the possible constraints these mechanisms could impose on the provision of housing for all income levels, as well as the remedies proposed to alleviate these constraints.

## General Plan

The City's 1982 General Plan allows for three residential densities: Residential-Suburban (1 family per 5 acre minimum); Residential Low Density ( 1 family per acre to 1 family per standard 6,000 sq. ft. lot); Residential Medium Density (up to 3 families per standard lot to maximum allowed by zoning). A fourth land use category, Agricultural Estates, has a density of one unit per 20 acres. These underlying densities are located throughout the City and determine the type of residential project which may be built on each vacant property. If a proposal does not conform to the density assigned by the Plan to its intended parcel then a General Plan Amendment to change that underlying density is necessary. Such amendments are allowed by State law up to four times per year, although this limitation does not apply to amendments required for residential projects in which at least 25 percent of the units will be available to persons and families of lower or moderate income.

It has been demonstrated in this Element that currently the City's General Plan and existing zoning will allow residential development at sufficient densities to meet anticipated needs. As the City's boundaries expand, the General Plan will be extended to new areas in a manner that maintains the required balance of densities to serve all income levels. The City is considering adopting ordinance amendments to implement the State Density Bonus law. Under recent State amendments to the density bonus law, the City is required to grant a density bonus of at least 25 percent and an additional incentive, or financial equivalent incentive to a developer of a housing development agreeing to construct at least:

- a. 20% of the units for lower-income households; or,
- b. 10% of the units for very-low income households; or,
- c. 50% of the units for senior citizens.

## Review Requirements





All new residential development requires some form of City review. Projects which are within the Angels Camp Sphere of Influence and which will require City services such as water and sewer should first be annexed to the City. During annexation proceedings the City must determine whether it is in its best interests to take a given area into its limits at that time or if it is prudent to annex the property at a later date. Factors considered include the availability of services to the area, the public's need for the land uses the area will ultimately provide, and the economic benefits to be derived from the annexation. The Housing Element has shown that the City currently has sufficient land to accommodate needed residential growth, therefore the annexation process is not viewed as a constraint to housing.

For properties already within the City limits, various approvals may be necessary before residential development can take place. If a property is to be split so that smaller pieces of it may be sold to separate owners then a subdivision must be processed. The establishment of a final development plan for a project or the rezoning of a parcel to allow given residential use requires the approval of both the Planning Commission and the City Council. Certain projects of a discretionary nature must first secure a use permit from the Planning Commission. Departures from the development standards in the Municipal Code require variance approval which may be granted by the Planning Commission or the City Council.

Each of these reviews requires various amounts of time in which to meet with the applicant to discuss the proposal, to confer with other City departments and outside agencies on possible conditions of approval, to prepare necessary staff reports, and to provide public notice of the meeting at which the project application is formally heard. The time period involved can average from six to eight weeks for use permit period and/or site plan review up to one year or more for complex projects requiring an Environmental Impact Report (see Table J-3). At times, additional delays in processing applications occur when insufficient or inadequate information is furnished the City and the applicant must return with the data staff requires. To combat this, the City encourages proponents to meet with staff prior to the submittal of an application so that delays in processing can be lessened.

### Zoning Regulations

In conformance with the General Plan, the Zoning Map divides the City into distinct districts within which certain land uses are allowed by right and others upon receipt of a use permit. The City's Zoning Ordinance lists these permitted and discretionary uses and gives the minimum development standards associated with each. Table J-1 gives the applicable regulations for each of the residential districts within the City. In addition to these regulations, the Zoning Ordinance establishes minimum requirements for off-street parking in residential projects, which currently are two parking spaces for single family dwellings and, for apartments two spaces for each unit. One space for each apartment unit is to be in a garage or carport.





To allow flexibility in these zoning standards, the City does allow variances for special circumstances and can use this technique to waive setback and/or parking requirements for infill, low income, elderly, or other housing projects to benefit special needs populations. Such variances can increase the developable area of a lot, thereby providing additional housing units. As an alternative, larger residential projects may be processed as Planned Developments, which allow for higher densities by reducing lot sizes, setbacks, and other standards associated with the stricter zoning districts.

#### ADDITIONAL DISTRICTS

|                                    | 1   | 2   | 3   | 4   | 5   | 6   | 7   | 8   | 9   | 10  |
|------------------------------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| RA - Residential Medium Density    | Yes | Yes | No  | No  | No  | No  | No  | Yes | No  | No  |
| RS - Single Family Residential     | No  | Yes | No  | No  | No  | No  | No  | No  | No  | Yes |
| RD - Two-Family Residential        | No  | Yes | No  | No  | No  | No  | No  | No  | No  | No  |
| RD-2 - Two-Family Residential      | No  | No  | No  | No  | No  | No  | No  | No  | No  | No  |
| CC - General Commercial            | No  | No  | No  | Yes | No  | No  | No  | No  | No  | No  |
| SC - Suburban Commercial           | No  | No  | No  | Yes | No  | No  | No  | No  | No  | No  |
| I - Industrial                     | No  | No  | No  | No  | No  | No  | No  | No  | No  | No  |
| PS - Public Service                | No  | No  | No  | No  | No  | No  | No  | No  | No  | Yes |
| REC - Recreation                   | No  | No  | No  | No  | No  | No  | No  | No  | No  | No  |
| PD - Planned Development           | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes |
| U - Unincorporated                 | C   | C   | C   | C   | C   | C   | C   | C   | C   | C   |
| PS - Planned Public Services       | C   | C   | C   | C   | C   | C   | C   | C   | C   | C   |
| MS - Manufactured Home Communities | C   | C   | C   | C   | C   | C   | C   | C   | C   | C   |

#### Legend

- Yes - Yes, indicates compliance with the rule and standard.
  - No - No, indicates lack of compliance.
  - C - Indicates compliance with the rule, but not the standard.
  - U - Unincorporated, indicates compliance with the rule, but not the standard.
- Refer to Appendix A for the description of General Plan categories and zoning districts.





# RELATIONSHIP OF GENERAL PLAN DESIGNATION AND ZONING DISTRICTS

The following table depicts General Plan and Zoning Consistency in a matrix. In evaluating the impacts associated with the implementation of the City's General Plan, the consistency matrix assists the public in interpreting the intent and parameters of the general plan designation with regard to zoning.

TABLE H-2 CONSISTENCY MATRIX - CITY OF ANGELS

| ZONING DISTRICTS                 | GENERAL PLAN DESIGNATIONS    |                                 |                                    |                |                |                     |                   |                 |                             |                       |
|----------------------------------|------------------------------|---------------------------------|------------------------------------|----------------|----------------|---------------------|-------------------|-----------------|-----------------------------|-----------------------|
|                                  | Residential - RS<br>Suburban | Residential - RL<br>Low Density | Residential - RM<br>Medium Density | Commercial - C | Industrial - I | Public Service - PS | Agricultural - AE | Open Space - OS | Recreation - R<br>Combining | Special Planning - SP |
| RA - Residential Agricultural    | Yes                          | Yes                             | No                                 | No             | No             | No                  | Yes               | No              | U                           | U                     |
| R-1- Single Family Residential   | No                           | Yes                             | No                                 | No             | U              | U                   | No                | No              | Yes                         | U                     |
| R-2- Two-Family Residential      | No                           | Yes                             | Yes                                | No             | No             | U                   | No                | No              | No                          | U                     |
| R-3- Res. Multiple Family        | No                           | No                              | Yes                                | No             | No             | U                   | No                | No              | No                          | U                     |
| CC - Central Commercial          | No                           | No                              | No                                 | Yes            | No             | U                   | No                | No              | U                           | U                     |
| SC - Suburban Commercial         | No                           | No                              | No                                 | Yes            | No             | U                   | No                | No              | U                           | U                     |
| I - Industrial                   | No                           | No                              | No                                 | Yes            | Yes            | U                   | No                | No              | No                          | U                     |
| PS - Public Service              | No                           | No                              | No                                 | No             | No             | U                   | No                | U               | Yes                         | U                     |
| REC- Recreation                  | No                           | No                              | No                                 | No             | No             | Yes                 | No                | Yes             | Yes                         | U                     |
| PD - Planned Development         | Yes                          | Yes                             | Yes                                | Yes            | Yes            | Yes                 | Yes               | Yes             | Yes                         | Y                     |
| H - Historical Combining         | C                            | C                               | C                                  | C              | C              | C                   | C                 | C               | C                           | C                     |
| FP - Flood Plain Combining       | C                            | C                               | C                                  | C              | C              | C                   | C                 | C               | C                           | C                     |
| MH - Manufactured Home Combining | C                            | C                               | C                                  | C              | C              | C                   | C                 | C               | C                           | C                     |

## Legend:

Yes - Yes, indicates conformance with the zone and General Plan

No - Indicates lack of consistency

U - Indicates discretionary judgement by the City through Use Permit or Site Plan rev

C - Combining zone or general plan designation; uses are consistent depending on base or primary zone.

Refer to Appendixes Band C for descriptions of General Plan Designations and Zoning Districts



## Development Standards

In addition to the minimum requirements set forth in the Zoning Ordinance the City is considering establishment of Design Review Guidelines which further promote an attractive image for the community. The Guidelines do not specifically call for various design elements, rather they list the criteria by which development proposals should be evaluated. Table J-2 gives the Design Guidelines which specifically related to residential development. Since the guidelines are advisory and are not binding on any given project they are not viewed as a constraint on housing development per se. The City shall continue to consider the application of these Guidelines on a case-by-case basis and relax their use on certain "priority projects" (e.g., residential developments which will benefit special needs populations).





TABLE J-1

Development Standards For Residential

ZONING DISTRICTS - CITY OF ANGELS CAMP  
Residential Agricultural Districts (R-A)

Use: Single Family Dwelling and Limited Agriculture  
Maximum Height: 35 feet  
Minimum Building Site - 5 acres  
Minimum Lot Width - 100 feet  
Minimum Lot Depth - 120 feet  
Maximum Lot Coverage - None  
Minimum Front Yard: 20 feet  
Minimum Side Yard: 10 feet  
Exterior side yard of a corner lot: 20 feet  
Minimum Rear Yard: 20 feet  
Between a barn, paddock, corral, pen or other structure housing livestock or fowl and an off-site residence - 50 feet

Single Family Residential District (R-1)

Use: Single Family Residential  
Maximum Height: 35 feet  
Minimum Building Site: 6,000 sq. ft.  
Minimum Lot Width: For Lots exceeding 20,000 sq. ft. - 100 ft.  
For lots between 8 & 20,000 sq. ft. - 80 ft.  
For lots less than 8,000 sq. ft. - 60 ft.  
Minimum Lot Depth: 100 feet  
Minimum Front Yard: 20 feet  
Minimum Side Yard: 5 feet; corner lot 20 feet  
Minimum Rear Yard: 20 feet  
Maximum Density: 4 to 6 du/acre

Two Family Residential District (R-2)

Uses: Single Family two-family & manufactured dwelling  
Maximum Height: 35 feet{Minimum Building Site: 7500 sq. ft.;  
3,000 sq. ft. per unit  
Minimum Lot Width: 75 feet  
Minimum Lot Depth: 100 feet  
Maximum Lot Coverage: 35% of lot area  
Minimum Front Yard: 5 feet; corner lot 20 feet  
Minimum Rear Yard: 10 feet  
Maximum Density: 6 to 8 du/acre

Multiple Family Residential District (R-3)

Uses: Single Family, two family, manufactured housing;( multiple family subject to Use Permit Review.)  
Maximum Height: 35 feet  
Minimum Building Site: 10,000 sq. ft.  
Minimum Lot Width: 80 feet  
Minimum Lot Depth: 100 feet  
Maximum Lot Covered: 35%  
Minimum Front Yard: 20 feet  
Minimum Side Yard: 5 feet; corner lot 20 feet  
Minimum Rear Yard: 10 feet  
Maximum Density: 9 dwelling units per acre

General Information and Background

1.0 Purpose and Scope of the Study

The purpose of this study is to determine the effect of the proposed project on the environment.

The study will be conducted in accordance with the following objectives:

1. To determine the effect of the proposed project on the environment.

2. To determine the effect of the proposed project on the environment.

3. To determine the effect of the proposed project on the environment.

4. To determine the effect of the proposed project on the environment.

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18. To determine the effect of the proposed project on the environment.

19. To determine the effect of the proposed project on the environment.

20. To determine the effect of the proposed project on the environment.

2.0 Description of the Project

The project consists of the construction and operation of a new facility.

The facility will be located at the following address:

1234 Main Street, City, State, Zip

The facility will be owned and operated by the following entity:

ABC Company, Inc., 5678 Elm Street, City, State, Zip

The facility will be used for the following purpose:

Manufacturing of electronic components.

The facility will be constructed in accordance with the following specifications:

1. The facility will be constructed in accordance with the following specifications:

2. The facility will be constructed in accordance with the following specifications:

3. The facility will be constructed in accordance with the following specifications:

4. The facility will be constructed in accordance with the following specifications:

5. The facility will be constructed in accordance with the following specifications:

6. The facility will be constructed in accordance with the following specifications:

7. The facility will be constructed in accordance with the following specifications:

8. The facility will be constructed in accordance with the following specifications:

9. The facility will be constructed in accordance with the following specifications:



TABLE J-2  
PROPOSED DESIGN GUIDELINES PERTAINING TO RESIDENTIAL DEVELOPMENT

Landscape

1. All site developments should include landscaping except for certain downtown locations.
2. All landscape plans should exhibit a concept such as plants of a region such as the arid southwest, Gold Country foothills or exotic planting.
3. There should be a consistency of landscape design throughout a development.
4. Landscape plans should incorporate various site elements (e.g., outdoor lighting, signing, trash receptacles, fencing, etc.).
5. The scale and nature of landscape materials should be appropriate to the site.
6. Landscaping should not be utilized to screen out an otherwise unacceptable building.
7. Existing landscape elements should be incorporated into landscape plans.
8. Landscaping incorporated into building design is encouraged.
9. Street trees are required for all developments at a minimum 15 gallon size.
10. Generally, a limited palette of landscape materials is suggested with the use of indigenous or native type plant materials encouraged.
11. Live plant materials generally should be used in all landscaped areas.
12. Ground cover should predominantly consist of live plant materials.
13. All parking areas should be landscaped for perimeter screening and interior shading.
14. Appropriate irrigation is required for all landscaped areas; generally an automatic underground system is encouraged.
15. Irrigation systems should be designed so as not to overspray walks, buildings, fences, etc.
16. Solar accessibility and utility should be a determinant of landscape design.

Section 101-101 of the Code of Ordinances of the City of Chicago

Section 101-101

1. The Board of Health shall have the honor to receive and consider all applications for licenses and permits.

2. All applications for licenses and permits shall be accompanied by a fee of \$10.00, which shall be paid to the City of Chicago.

3. The Board of Health shall have the honor to receive and consider all applications for licenses and permits.

4. The Board of Health shall have the honor to receive and consider all applications for licenses and permits.

5. The Board of Health shall have the honor to receive and consider all applications for licenses and permits.

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15. The Board of Health shall have the honor to receive and consider all applications for licenses and permits.

16. The Board of Health shall have the honor to receive and consider all applications for licenses and permits.



17. The quantity of landscape that is needed will be determined by the site plan and elevation. Sizes of trees are to be 15 gallon or greater, sizes of shrubs are to be 5 gallon or greater and sizes of ground cover shall be 1 gallon or greater.

18. Maintenance plans and requirements shall be a condition of all landscape plans.

19. There are three categories of selection criteria: visual, cultural, and functional. Visual Criteria include height, form, color, and texture, as well as seasonal changes. Cultural criteria include climate limitation, maintenance needs and surrounding uses. The function of a tree as a residential planting, park tree, parking lot tree or street tree will create different criteria for selection.

#### Site Design

1. Site Design combines the 3 elements of development: buildings, parking and circulation, and landscape and amenities. These aspects must be in proper balance and compatible with the existing or proposed area setting.

2. Building should be designed and sited so as to provide a strong functional relationship to the site.

3. Natural site amenities should be recognized, hills, views, trees, creeks and similar features unique to the site.

4. Building setbacks must related to the character of the existing streetscape.

5. Site designs should be compatible with the immediate environment of the site.

6. Separate vehicular and pedestrian circulation systems should be provided for larger projects such as residential projects of 20 units on sites of 5 acres or more.

7. Bicycle parking in residential developments should be on an all weather surface and be located close to dwelling unit or residential development entrances.

8. Site orientation should give consideration to solar or energy efficiency.

9. The sitting and orientation of buildings should respond to the pedestrian or vehicular nature of the street.

10. Generally, off street parking facilities should be located to the rear of sites. Street frontages should be devoted to building architecture and landscaping.

11. Screening and buffering as well as good design should be used to mitigate the effects of trash areas, storage areas, service yards,



1. The purpose of this report is to provide information to the Board of Directors regarding the progress of the project and the results of the research conducted during the past year.

2. The project was initiated in January 1998 and has since then been a high priority for the organization. The results of the research are presented in the following sections.

3. The first section of the report describes the objectives of the project and the methodology used in the research. The second section presents the results of the research, and the third section discusses the conclusions and recommendations.

4. The results of the research indicate that the project has been successful in achieving its objectives. The methodology used in the research was found to be effective, and the results of the research are consistent with the hypotheses.

5. The conclusions and recommendations of the research are presented in the following sections. The conclusions are based on the results of the research, and the recommendations are based on the conclusions.

6. The first conclusion is that the project has been successful in achieving its objectives. The second conclusion is that the methodology used in the research was found to be effective.

7. The first recommendation is that the project should be continued. The second recommendation is that the methodology should be used in future research.

8. The first conclusion is that the project has been successful in achieving its objectives. The second conclusion is that the methodology used in the research was found to be effective.

9. The first recommendation is that the project should be continued. The second recommendation is that the methodology should be used in future research.

10. The first conclusion is that the project has been successful in achieving its objectives. The second conclusion is that the methodology used in the research was found to be effective.

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13. The first recommendation is that the project should be continued. The second recommendation is that the methodology should be used in future research.

14. The first conclusion is that the project has been successful in achieving its objectives. The second conclusion is that the methodology used in the research was found to be effective.

loading docks and ramps, electrical utility boxes, mechanical equipment, and other necessary but unsightly aspects.

#### Building Design

1. A historic gold rush theme is recommended in Angels Camp. Good architectural character is based upon the stability of a building for its purpose, its environment and its relationship of materials and proportion.
2. Architectural consistency should exist between all building elevations of a particular structure or complex of structures, including consistent use of materials.
3. Parapet walls should be treated as an integral part of the building design. Such walls should not stick out as unrelated visual elements.
4. Visible rooftops should be treated as building elevations.
5. Mechanical equipment, including wall air conditioners, should be screened from public view. The design of mechanical equipment screening should be compatible with, and be an integral element of the building structure.
6. Add on components such as utility meters, ladders, vent pipes and all such features need to be identified in site plans and not placed as an afterthought in full public view.
7. All proposed buildings or structures should be compatible with the neighborhood character.
8. All buildings on the same site should have strong architectural and spatial relationships.
9. All building design should achieve a sense of human scale.
10. Projects containing many buildings generally should provide variety in building line and massing.
11. Building color should be compatible with the neighborhood and should reinforce the visual character of the environment of the proposed buildings.
12. The range of building materials may be quite broad. Stucco and tile grade quality is preferred. However, most combinations of materials will be considered.
13. Materials and textures should be consistent with the design theme, such as stucco with Spanish tile and wood siding with shakes.
14. Building entries should be protected from the elements and should afford a "sense of entry" for the structure.

loading with and without the use of the following equipment.

### Equipment

1. A platform scale with a capacity of 10,000 lbs. and a platform size of 4' x 8'.
2. A platform scale with a capacity of 1,000 lbs. and a platform size of 4' x 8'.
3. A platform scale with a capacity of 500 lbs. and a platform size of 4' x 8'.
4. A platform scale with a capacity of 250 lbs. and a platform size of 4' x 8'.
5. A platform scale with a capacity of 100 lbs. and a platform size of 4' x 8'.
6. A platform scale with a capacity of 50 lbs. and a platform size of 4' x 8'.
7. A platform scale with a capacity of 25 lbs. and a platform size of 4' x 8'.
8. A platform scale with a capacity of 10 lbs. and a platform size of 4' x 8'.
9. A platform scale with a capacity of 5 lbs. and a platform size of 4' x 8'.
10. A platform scale with a capacity of 2 lbs. and a platform size of 4' x 8'.
11. A platform scale with a capacity of 1 lb. and a platform size of 4' x 8'.
12. A platform scale with a capacity of 0.5 lb. and a platform size of 4' x 8'.
13. A platform scale with a capacity of 0.25 lb. and a platform size of 4' x 8'.
14. A platform scale with a capacity of 0.1 lb. and a platform size of 4' x 8'.
15. A platform scale with a capacity of 0.05 lb. and a platform size of 4' x 8'.
16. A platform scale with a capacity of 0.025 lb. and a platform size of 4' x 8'.
17. A platform scale with a capacity of 0.01 lb. and a platform size of 4' x 8'.
18. A platform scale with a capacity of 0.005 lb. and a platform size of 4' x 8'.
19. A platform scale with a capacity of 0.0025 lb. and a platform size of 4' x 8'.
20. A platform scale with a capacity of 0.001 lb. and a platform size of 4' x 8'.



15. All designs should be responsive to energy consideration. However, when energy conserving devices such as solar head collector panels are utilized, such devices should be designed as visually integral parts of the structure.

16. Where buildings are on the border between different uses, the need for transition will be taken into account.

#### Residential Design

1. Structures should avoid rectangular box appearance.
2. Primary materials should not be T1-11 siding or composition shingleroof. Recommended materials are hardboard horizontal siding, stucco and brick or stone veneer.
3. The buildings should not conflict with the height, architecture or mass of the surrounding buildings.
4. The roofline should be designed in conjunction with the sculpture form of the building.
5. Accessory structures including carports should copy the architectural theme of the main building.
6. "Private" and "Common" usable open space should be provided in multiple family residential developments. Private usable open space for each dwelling unit should be directly accessible from the unit, and should be big enough to permit outdoor living opportunities. The location of "common" open space areas should take into account the prevailing winds and sun orientation. "Common" areas should be readily accessible from all buildings, and should be integral to the on site pedestrian system.
7. All elevations shall be considered for some architectural treatment in order to avoid the blank wall effect.

#### Large Residential Projects (100 units and greater includes combination of housing types.)

1. The development should be designed as a small community.
2. Rows of units will not be permitted.
3. Diversity of building line and roof line shall be provided.
4. Decks or balconies should be provided for each unit.
5. Recreation areas might include a pool and clubhouse. The larger the project, the more extensive the facilities.
6. Noise standards should be reviewed for condominiums.
7. Clear directory and numbering should be provided.





8. Perimeter screening should be provided to separate developments.
9. Meters and other similar details should be identified on site plans.
10. Laundry facilities shall be provided.
11. Residential projects shall be designed by a licensed architect.

Medium Size Projects (25 - 99 units)- Single Family & Multiple Family

1. A landscape buffer should be necessary from adjacent areas.
2. Developed open space will be necessary including equipment such as a sport court as well as benches and barbecues.
3. Laundry areas will be provided.
4. Balconies and decks will be encouraged.

Small Projects ( 3 - 24 units)- Single Family & Multiple Family

1. Generally built as infill, such projects must be compatible with the surrounding uses. Some open space and passive facilities such as tot lots, benches or barbecues will be required.
2. Projects should be buffered from adjacent areas.

Fencing and Screening Design

1. For multiple family projects all exterior trash and storage utility boxes, electric and gas meters, transformers, etc., should be screened from view. Generally, all such elements should be located at the rear of the site, and should not have direct access from the street. The designed should coordinate the location of these elements with the appropriate utility company.
2. The design of fencing, trash enclosures, and similar accessory site elements should be compatible with the architecture of main buildings, and should use a similar palette of materials.
3. Fencing that encompasses considerable land area shall not be of a type that would obstruct the community's scenic view potential.
4. Uphill fencing in subdivisions that is visible and irregular should receive architectural treatment in design or material selection so as it reduces prominence and unsightliness.
5. Masonry walls should be designed to reduce monotony and prevent irregular or unsightly lines and be anchored to prevent tipping.



1. The first step in the process is to identify the problem.

2. The second step is to gather information about the problem.

3. The third step is to analyze the information and identify the causes of the problem.

4. The fourth step is to develop a plan of action to solve the problem.

5. The fifth step is to implement the plan of action.

6. The sixth step is to evaluate the results of the plan of action.

7. The seventh step is to make adjustments to the plan of action as needed.

8. The eighth step is to document the results of the process.

9. The ninth step is to share the results of the process with others.

10. The tenth step is to review the process and make improvements as needed.

11. The eleventh step is to continue to monitor the results of the process.

12. The twelfth step is to make adjustments to the process as needed.

13. The thirteenth step is to document the results of the process.

14. The fourteenth step is to share the results of the process with others.

15. The fifteenth step is to review the process and make improvements as needed.

16. The sixteenth step is to continue to monitor the results of the process.

17. The seventeenth step is to make adjustments to the process as needed.

18. The eighteenth step is to document the results of the process.

19. The nineteenth step is to share the results of the process with others.

20. The twentieth step is to review the process and make improvements as needed.

21. The twenty-first step is to continue to monitor the results of the process.

22. The twenty-second step is to make adjustments to the process as needed.

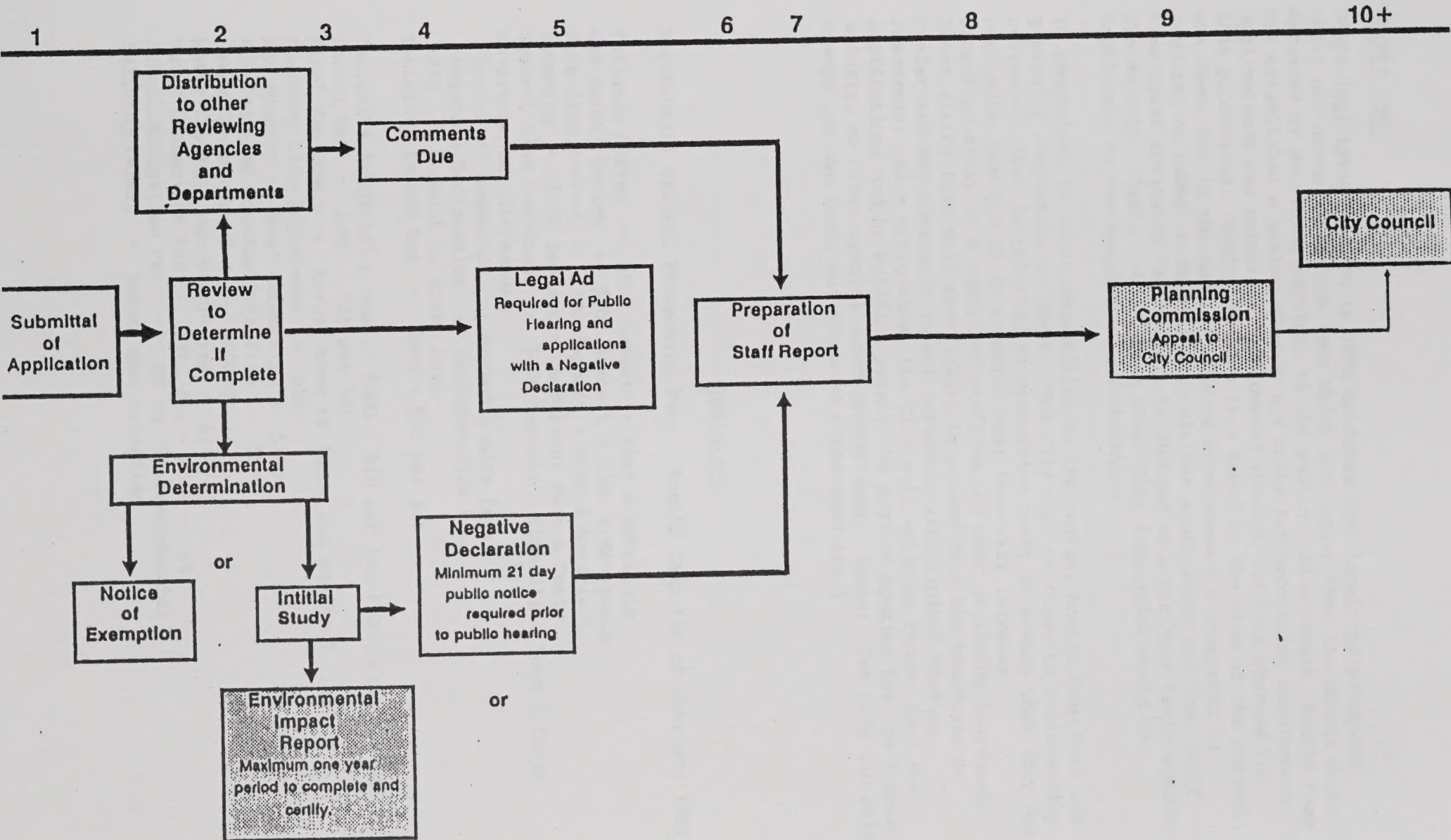
23. The twenty-third step is to document the results of the process.

24. The twenty-fourth step is to share the results of the process with others.

25. The twenty-fifth step is to review the process and make improvements as needed.

# CITY OF ANCHORAGE Application Process

Timeline  
(In Weeks)



CLASS OF 1914  
UNIVERSITY OF CALIFORNIA

1914





## Permit Fees

State legislation passed in 1988 mandates that local jurisdictions shall not assess or charge fees which are higher than the actual costs incurred by providing services to the public. As a result, Angels Camp has established a policy whereby all costs for processing development applications and permits are recovered through the fees charged for this processing. Typically, set fees based on the size of the project are used, but in the case of Planned Developments a proponent is required to submit a deposit with his/her application and then Staff time spent reviewing the project is charged on a per hour basis against the deposit. Table J-4 outlines other City fees which would be applicable to new residential construction.

In comparison to other communities in the region, Angels Camp fees are generally comparable or lower. The City will continue to periodically review all fees in relation to processing costs to ensure that they are equitable, however it is expected that fees will increase proportionately as a result of staffing and cost of living increases. These rising fees will most likely be passed onto the homebuyer or renter and may adversely impact residents with limited funding resources. As a mitigation, the City will waive or reduce fees for applications and/or building permits to provide housing for low income, elderly, or other special needs populations. (note: The City can only exempt its own fees, not those of other agencies.)

Table J-4

### Residential Project Processing Fees - Angels Camp (As of February 1992)

|                                |   |                                         |
|--------------------------------|---|-----------------------------------------|
| Variance Review                | - | \$200 deposit + Time & Materials        |
| Use Permit Review              | - | \$400 deposit + Time & Materials        |
| Site Plan Review               | - | \$300 deposit + Time & Materials        |
| Rezoning                       | - | \$400 deposit + Consultant Fees & Costs |
| General Plan Amendment         | - | \$400 deposit + Consultant Fees & Costs |
| Environmental Assessment       |   |                                         |
| Notice of Exemption            | - | Included with fees                      |
| Negative Declaration           | - | Included with fees                      |
| EIR                            | - | Deposit to cover cost                   |
| Tentative Parcel Map           | - | \$400 + \$10 per lot                    |
| Tentative Subdivision Map      | - | \$400 + \$10 per lot + Consultant Final |
| Parcel Map                     | - | \$250 + \$25 per lot                    |
| Final Map Check                | - | Actual cost of labor and overhead       |
| Boundary Line Adjustment       | - | \$100                                   |
| Abandonment of Road Easements  | - | \$150                                   |
| Manufactured Housing Site Plan | - | \$50                                    |
| Sewer Connection Fee           | - | \$800/du.                               |
| Water Capital Improvement Fee  | - | \$250/du.                               |
| Water Connection Fee           | - | \$100/du. - Cost + 15%                  |
| School Mitigation Fee          | - | \$1.55 sq. ft. residential              |
| Building Permit                | - | Based upon valuation                    |





### Building Codes

New residential construction is required to meet the minimum requirements of the Uniform Building Code to ensure its safety. Existing housing units are not routinely inspected for compliance with the Code and may only be inspected upon the City's receipt of a complaint about that unit or when the owner seeks a permit for additional construction. The building code is essential to the safety and welfare of the community and should therefore not be seen as a constraint.

### Environmental Analysis

The majority of development projects are subject to the California Environmental Quality Act (CEQA) which requires that the impacts of a given proposal on its site and surroundings be identified and mitigation measures proposed. Smaller scale residential projects are generally either exempt from the requirements of CEQA or can be issued a Negative Declaration of no expected impacts after an Initial Study is performed. Such analysis usually have little effect on the timing of the proposal even though a Negative Declaration will increase the public noticing period from 10 to 21 days.

Larger projects may require the preparation of an Environmental Impact Report (EIR), which can add six months to a year to the project's processing time.

Due to the environmental features associated with a site project may require additional studies to properly prepare the land for development. These analyses may focus on the site's soils, flooding potential, seismic safety, or other environmental factors. Depending on the studies' complexity, this requirement may add significant costs and time to the processing of the residential application. Since these studies are necessary to preserve the safety of persons residing on and around the site they cannot be waived.

### Public Improvements

The amount of improvements necessary for an individual project depends on the location and size of the project. Residential subdivisions developed on vacant land will typically require a full range of improvements, which include streets, sidewalks, drainage, and sewer and water lines. Smaller infill projects are generally located in areas featuring the majority of needed improvements, therefore requirements for infrastructure in these situations would tend to be small. Typically the developer of a project is responsible for the provision of these improvements, however special assessment fees have also been used when the improvements will benefit a number of projects in the area. In any case, these improvements can result in increased housing





costs that are passed on to the buyer or renter. Table J-5 indicates the pertinent public improvement standards in the City of Angels Camp.

As mitigation, the City may contribute, if available, grant monies toward the full or partial construction of this infrastructure if the project will benefit low income, elderly, or other special needs groups. The City will also periodically evaluate its improvement standards to determine if they meet the long term needs of the community and continue to equitably pass the costs of infrastructure to all users who benefit from the improvements, rather than just to residents of new developments. At present the City does not feel its standards are excessive, however.





## TABLE J-5

### PUBLIC IMPROVEMENT STANDARDS RELATING TO RESIDENTIAL DEVELOPMENT

Local Street Width: 40' right of way, to include 32' of paved roadway. Construction of roadway shall depend on its anticipated traffic load and the materials to be used.

Residential Sidewalk Width: 4' standard.

Storm Drainage Lines: Piping to be a minimum 12" diameter reinforced concrete pipe. Use of alternative widths subject to Engineering Department review of project requirements.

Sanitary Sewer Lines: Standard is minimum 6" diameter vitrified clay pipe, with 6" diameter allowed on certain small cul-de-sacs.

Water Lines: To be determined by the City's consultant based on project. Minimum 6" size for fire hydrant flow.

#### Non-Governmental Constraints on Housing

The initial costs of developing a site for housing include land purchase, tentative map processing fees, improvement and construction costs, permit financing, and the various permit fees mentioned under governmental constraints.

#### Land Costs

Land costs have increased most dramatically in the past five years. For Calaveras County, raw land sold for \$5,000 per acre in 1985. Currently, acreage goes for anywhere from \$20,000 to \$40,000 per acre in the City with services.

#### Improvements

Improvements include grading, streets, sidewalks, street lights, and landscaping. These costs currently average \$10,000 - \$12,000 for a 5,000 to 6,000 square foot lot. Construction costs have generally increased at the rate of inflation, although, as a proportion of home sales price, construction costs declined during the 1980's. In 1985, construction costs represented 60% of the sales price. In 1990, construction costs represent 40% of the sales price. According to some local development companies, construction costs for homes built in the Angel Oaks area are approximately \$50 per square foot.

#### Financing

Of all nongovernmental constraints, financing costs are subject to the greatest fluctuation. In 1990, interest rates for the region were approximately 10%. Although financing is generally available, the average cost of a new Angels Camp home at \$160,000 represents a monthly

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mortgage payment of \$1,317, assuming a 10% fixed rate, 30 year mortgage, and a \$10,000 downpayment. With an 11% fixed rate loan, the mortgage payment increases to \$1,429. At 25% of income ideally allocated for housing, this increase of \$112 a month requires an additional \$5,376 in annual income. If interest rates increase it will affect not only the affordability of a single family home, but also the construction rate of multi family rental units.

#### Home Size

An emerging constraint is the size of entry level homes. Despite the increase in land costs and improvements, the rise in housing prices is also attributable to the growing size of single family dwellings. In the past five years, the average size of a single family home has increased 30%. Given the slowing housing market for larger units, the trend is now towards smaller, more affordable homes, many of which are targeted at first time buyers.

#### Conservation

One of the most critical issues facing the community is the issue of solid waste and the most effective method of managing solid waste is through conservation. To be effective, however, conservation should be comprehensive and include all natural resources. The benefits of conservation are immeasurable, not only in financial terms, but in relation to a locality's perceived " quality of life".

#### Public Participation

Public participation during the preparation of this element was strongly encouraged. A Housing Element Committee was formed to assist City Staff in revising and developing new goals, policies and actions. This Committee was composed of representatives from the Planning Commission, the building industry and a housing development group. In addition to the study sessions with the committee, public hearings were held before the Planning Commission, and the City Council. Copies of the draft element were distributed to the Central Sierra Planning Council for comment.

#### Consistency With The General Plan

The land use and circulation elements of the General Plan are the most important in implementing the Housing Element. The Land Use Element will directly affect the Housing Element by designating land and establishing maximum densities for residential development. The circulation element designates future streets and the realignment and widening of existing streets to provide adequate access to housing that is developed. The other elements of General Plan affect the quality of life that Angels residents enjoy, with regard to public and social services, economic development, the community image and natural resource management.





The 1982 General Plan contains numerous goals, policies and objectives relating to the City's orderly development. Appendix B includes excerpts from the Community Development section of the Plan and includes maps showing the general plan land use designations for the City and the Sphere of Influence.

The City in 1984 amended its Zoning Ordinance to reflect the new general plan land use designations. Refer to Appendix C for descriptions of the Zoning Districts. The zoning districts generally coincide with the general plan land use designations.

The first section of the report contains a general description of the project and its objectives. It also includes a list of the people who were involved in the project and a list of the organizations that provided support. The second section of the report describes the methods that were used to collect and analyze the data. The third section of the report presents the results of the study and discusses their implications. The fourth section of the report contains a list of references and a list of appendices.

The data were collected from a series of interviews with people who were involved in the project. The interviews were conducted in a confidential and non-judgmental manner. The data were then analyzed using a series of statistical tests. The results of the study show that there is a significant relationship between the variables that were studied. The implications of these findings are discussed in the report.



## SECTION N

### PROGRAMS FOR 1991-1997

#### 1. DENSITY BONUS

Potential increases to the maximum permitted density are provided under state law. The City will be considering adoption of procedures to implement density bonuses.

#### 2. SECOND UNITS

An additional dwelling unit, 1,200 square feet or less in size, constructed onto or detached from an existing dwelling unit is allowed by use permit in all residential zoning districts.

#### 3. MOBILE HOMES/MANUFACTURED HOUSING

Mobile homes are allowed in the R-2 Manufactured Home Combining District. The Zoning Ordinance allows manufactured housing in any residential zone as long as it is compatible with surrounding uses.

#### 4. FAIR HOUSING/HOUSING ASSISTANCE

The City endeavors to implement federal and state laws preventing discrimination in housing. The City will utilize countywide referral and service agencies for the aged disabled, retired or unemployed to provide fair housing assistance.

#### 5. DEFERRED FEE PAYMENTS

Fees for development application processing and review are deferred on a case-by case basis for subsidized and/or low income housing projects.

#### 6. COMMUNITY DEVELOPMENT BLOCK GRANTS

The City has economic development funding for 1992 in conjunction with the County of Calaveras.





GOALS, POLICIES AND ACTIONS

Goal

1. The City of Angels shall support a balance of residential and employment-generating uses.

Policies

- 1.1 As part of the land use planning/development review process, seek a responsible balance of new jobs with new residences.

- 1.11 Ensure the availability of land designated for employment generating uses during and beyond the planning period of the General Plan.

Responsible Agency: Planning Department, Planning Commission,  
City Council

Time Period: Ongoing

Funding Source: General Fund

- 1.12 Establish an Economic Development Program for the City.

Responsible Agency: Planning Department

Time Period: Ongoing

Funding Source: General Fund

- 1.13 Require the preparation of marketing plans for projects containing employment generating uses.

Responsible Agency: Planning Department

Time Period: Ongoing

Funding Source: Developer/Applicant

- 1.2 Promote the financing by new development of public facilities and services which are necessitated to be financed by new development.

- 1.21 New development shall be required to provide necessary infrastructure and services by utilizing a variety of financing methods, including but not limited to, assessment districts, fees, community facility districts, reimbursement agreements, and development agreements.

Responsible Agency: Planning Department

Time Period: Ongoing

Funding Source: Developer

- 1.3 Support the use and implementation of specific plans in newly developing areas.



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- 1.31 Establish a policy to require Specific plans for annexing areas to the City.

Responsible Agency: City  
Time Period: Complete By 2010  
Funding Source: General Fund

- 1.4 Monitor the availability of land for residential, commercial, and industrial development.

- 1.41 Maintain an inventory of vacant land, by utilizing a geographic information system, and all other available resources.

Responsible Agency: Planning Department  
Time Period: Ongoing  
Funding Source: General Fund

#### Goal

2. The City of Angels shall provide opportunities for a full range of housing types.

#### Policies

- 2.1 Promote a variety of residential units including, but not limited to estate housing, custom homes, standard single-family homes, patio homes, townhouses, condominiums, manufactured homes, apartment and mixed-use developments and senior-housing.

- 2.11 Continue to implement the Central City General Plan designation which permits mixed-use development in the downtown area.

- 2.12 Encourage the development of housing appropriate for executives of businesses and industry located or seeking to locate in the City.

Responsible Agency: City  
Time Period: Ongoing  
Funding Source: General Fund

- 2.13 Continue to utilize the Planned Development District process which can create housing diversity by allowing flexibility in design and development standards.

Responsible Agency: City  
Time Period: Ongoing  
Funding Source: General Fund

- 2.2 Insure that zoning regulations provide an appropriate balance between home ownership opportunities and adequate rental stock.

1.1 The purpose of this study is to investigate the effects of the proposed system on the performance of the system.

1.2 The study is divided into two main parts: a literature review and an experimental study. The literature review aims to identify the current state of the art in the field of system performance.

1.3 The experimental study is designed to evaluate the performance of the proposed system under various conditions. The results of the experiment will be compared with the results of the literature review to determine the effectiveness of the proposed system.

1.4 The study is organized as follows: Chapter 2 presents the background and motivation for the study. Chapter 3 describes the proposed system and its components.

1.5 Chapter 4 presents the experimental setup and the results of the experiment. Chapter 5 discusses the conclusions and future work. Chapter 6 provides a summary of the study.

1.6 The study is organized as follows: Chapter 2 presents the background and motivation for the study. Chapter 3 describes the proposed system and its components.

1.7 Chapter 4 presents the experimental setup and the results of the experiment. Chapter 5 discusses the conclusions and future work. Chapter 6 provides a summary of the study.

1.8 The study is organized as follows: Chapter 2 presents the background and motivation for the study. Chapter 3 describes the proposed system and its components.



- 2.21 Prepare an amendment to the Municipal Code regarding condominium conversions which establishes guidelines on the conversion of rental units to owner-occupied units if the need arises by 1995.

Responsible Agency: Planning Department, Planning Commission  
City Council

Time Period: Ongoing

Funding Source: General Fund

- 2.3 Insure adequate sites are available for multi-family and attached housing.

- 2.31 Retain an appropriate number of sites for multi-family and attached housing, by discouraging general plan amendments which decrease the overall availability of multi-family sites.

Responsible Agency: Planning Department, Planning Commission  
City Council

Time Period: Ongoing

Funding Source: General Fund

- 2.4 Maintain the emphasis of low-density residential development while promoting a variety of housing types.

- 2.41 Implement the adopted General Plan Land Use designations and encourage Planned Development Zone Districts.

Responsible Agency: Planning Department, Planning Commission  
City Council

Time Period: Ongoing

Funding Source: General Fund

- 2.5 Continue enforcement of existing policies related to multi-family residential areas.

- 2.51 Multiple Family designated areas shall be in close proximity to commercial, school, or recreation areas.

- 2.52 Multiple Family designated areas shall have direct access to arterial or collector streets.

- 2.53 Locational factors for uses in multiple family residential areas shall be applied to mobile home parks.

- 2.54 Condominium development will be subject to the same policies and standards as multiple family developments.

#### Goal

3. The City of Angels shall support measures to improve housing affordability and availability.

#### Policies





3.1 Pursue available funding from county, state and federal sources for housing programs to meet lower income housing needs.

3.11 Continue participation in the county administered mortgage-revenue bond program, which provides low-interest loans.

Responsible Agency: City Council

Time Period: Ongoing

Funding Source: Bond Buyers

3.2 Provide incentives for the development of senior housing units to serve the full range of senior needs.

3.21 Implement a density bonus program consistent with State Guidelines to permit the development of senior housing at increased densities through amendments to the City Code.

Responsible Agency: Planning Department, Planning Commission  
City Council

Time Period: Ordinance to be established in 1992;  
Ongoing

Funding Source: General Fund

3.3 Support programs which provide long-term benefits to the consumer such as energy and water conservation.

3.31 Continue to implement Title 24 Regulations and encourage solar orientation and passive heating & cooling systems in project review.

Responsible Agency: Building Department

Time Period: Ongoing

Funding Source: General Fund

3.32 Continue to implement the City's water conservation guidelines.

Responsible Agency: City

Time Period: Ongoing

Funding Source: General Fund

3.4 Encourage the construction of a full range of single-family home sizes to insure affordability of single-family homes to low/moderate income groups.

3.42 Promote the inclusion of smaller, "entry-level" detached housing within new development, by encouraging as part of the Planned Development process, that a range of housing types be provided.

Responsible Agency: Planning Department, Planning Commission  
City Council



1.1.1. The first step in the process of the development of the project is the identification of the problem to be solved.

1.1.2. The second step is the formulation of the objectives of the project.

1.1.3. The third step is the identification of the resources available for the project.

1.1.4. The fourth step is the identification of the risks associated with the project.

1.1.5. The fifth step is the identification of the stakeholders involved in the project.

1.1.6. The sixth step is the identification of the constraints on the project.

1.1.7. The seventh step is the identification of the opportunities for the project.

1.1.8. The eighth step is the identification of the threats to the project.

1.1.9. The ninth step is the identification of the strengths of the project.

1.1.10. The tenth step is the identification of the weaknesses of the project.

1.1.11. The eleventh step is the identification of the opportunities for the project.

1.1.12. The twelfth step is the identification of the threats to the project.

1.1.13. The thirteenth step is the identification of the strengths of the project.

1.1.14. The fourteenth step is the identification of the weaknesses of the project.

Time Period: Ongoing  
Funding Source: General Fund

- 3.43 Designate sites for cluster housing, within new developments, on a case-by-case basis in order to allow the construction of smaller dwelling units, such as duet or townhouses. Potential sites are located within the City's Future Greenhorn Gulch annexation area.

Responsible Agency: Planning Department  
Time Period: Ongoing  
Funding Sources: General Fund

- 3.5 Encourage the development of second units, manufactured housing, and below market rate units where appropriate as alternative housing choices.

Responsible Agency: Planning Department  
Time Period: Ongoing  
Funding Source: General Fund

- 3.51 Encourage and continue to implement the second-unit ordinance provisions of the City Code.

Responsible Agency: Planning Department  
Time Period: Ongoing  
Funding Source: General Fund

- 3.52 Propose a density-bonus program through amendments to the City Code by the end of 1992.

Responsible Agency: City Council  
Time Period: Ongoing  
Funding Source: General Fund

- 3.6 Work towards meeting Angels share of regional housing needs.

- 3.61 Encourage production of 163 units between the period of 1990 - 1997, as stated on the Regional Fair Share Plan including units for very low income residents, units for low income residents, 33 units for moderate income residents, and for above moderate income residents, through the implementation of the programs and policies of the element.

Responsible Agency: Planning Department, Planning Commission, City Council  
Time Period: Complete by 1997  
Funding Source: General Fund

- 3.62 Use the City's Zoning Ordinance and proposed Density Bonus Program to designate sufficient land with appropriate densities to meet the regional housing needs.





Responsible Agency: Planning Department, Planning Commission  
City Council  
Time Period: Ongoing  
Funding Source: General Fund

- 3.63 Record the final homesale cost or rent of new residential units produced, to monitor the City's progress in meeting it's share of the regional housing need.

Responsible Agency: Planning Department, Developer  
Time Period: 1997  
Funding Source: General Fund

- 3.64 Establish programs to conserve affordable housing after completion of the Housing Condition Survey.

Responsible Agency: City Council  
Time Period: 1994  
Funding Service: General Fund; Possible CDBG Funding.

#### Goal

4. The City of Angels shall advocate and encourage the practice of fair housing.

#### Policies

- 4.1 Support the efforts of local State and Federal agencies to eliminate housing discrimination.

- 4.11 Continue to retain the services of and provide referrals to a non-profit housing counseling and legal service group.

Responsible Agency: City Council  
Time Period: Ongoing  
Funding Source: General Fund, County

- 4.12 Establish an information dissemination program to educate the public concerning services to be provided.

Responsible Agency: City Planning Department  
Time Period: Ongoing  
Funding Source: General Fund

- 4.2 Support public and private sector opportunities to provide housing for groups with special needs, including, but not limited to the homeless, female-head of households, large-families, handicapped and seniors.

- 4.21 Assist agencies in providing services and permanent housing

Administrative matters: Planning Department, 11-12-1964  
City Council  
Planning Department  
Planning Department

1-11-65 Council on Urban Planning and Development  
Planning Department  
Planning Department  
Planning Department

Administrative matters: Planning Department, 11-12-1964  
City Council  
Planning Department  
Planning Department

1-11-65 Council on Urban Planning and Development  
Planning Department  
Planning Department  
Planning Department

Planning Department  
City Council  
Planning Department  
Planning Department

2-11

1-11-65 Council on Urban Planning and Development  
Planning Department  
Planning Department  
Planning Department

3-11

1-11-65 Council on Urban Planning and Development  
Planning Department  
Planning Department  
Planning Department

1-11-65 Council on Urban Planning and Development  
Planning Department  
Planning Department  
Planning Department

Planning Department  
City Council  
Planning Department  
Planning Department

1-11-65 Council on Urban Planning and Development  
Planning Department  
Planning Department  
Planning Department

Administrative matters: Planning Department, 11-12-1964  
City Council  
Planning Department  
Planning Department

1-11-65 Council on Urban Planning and Development  
Planning Department  
Planning Department  
Planning Department

1-11-65 Council on Urban Planning and Development  
Planning Department  
Planning Department  
Planning Department



for the homeless, female-head of households and large families.

Responsible Agency: City Council  
Time Period: Ongoing  
Funding Source: General Fund

- 4.22 Enforce building codes to ensure adequate handicapped accessibility.

Responsible Agency: Building Department  
Time Period: Ongoing  
Funding Source: General Fund

- 4.23 Assess the feasibility of offering a density bonus or other appropriate incentive to encourage the construction of three bedroom units in future multifamily projects.

Responsible Agency: Planning Department  
Time Period: Start 1992  
Funding Source: General Fund

- 4.24 Work with social service organizations in locating or constructing additional emergency shelters or transitional housing facilities for the homeless.

Responsible Agency: Planning Department  
Time Period: Complete by 1997  
Funding Source: Private Sources

#### Goal

5. The City of Angels shall encourage efforts to maintain and improve existing residential neighborhoods.

#### Policies

- 5.1 Support programs to conserve and rehabilitate the housing stock.

- 5.11 Encourage efforts by realtors, bankers, landlords, and tenants to improve properties in older neighborhoods to preserve older single family homes and small apartment buildings.

Responsible Agency: City  
Time Period: Ongoing  
Funding Source: General Fund

- 5.2 Investigate programs to generate new investment in older areas.

- 5.21 Secure grant funds to improve infrastructure in older areas.

Responsible Agency: Planning Department, Planning Commission  
City Council  
Time Period: Ongoing



5.1.1. The following information is required for the purpose of this study:

- 1.1.1.1. The following information is required for the purpose of this study:
- 1.1.1.2. The following information is required for the purpose of this study:
- 1.1.1.3. The following information is required for the purpose of this study:

5.1.2. The following information is required for the purpose of this study:

- 1.1.2.1. The following information is required for the purpose of this study:
- 1.1.2.2. The following information is required for the purpose of this study:
- 1.1.2.3. The following information is required for the purpose of this study:

5.1.3. The following information is required for the purpose of this study:

- 1.1.3.1. The following information is required for the purpose of this study:
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- 1.1.3.3. The following information is required for the purpose of this study:

5.1.4. The following information is required for the purpose of this study:

- 1.1.4.1. The following information is required for the purpose of this study:
- 1.1.4.2. The following information is required for the purpose of this study:
- 1.1.4.3. The following information is required for the purpose of this study:

5.2.

5.2.1. The following information is required for the purpose of this study:

5.3.

5.3.1. The following information is required for the purpose of this study:

5.3.2. The following information is required for the purpose of this study:

- 1.1.5.1. The following information is required for the purpose of this study:
- 1.1.5.2. The following information is required for the purpose of this study:
- 1.1.5.3. The following information is required for the purpose of this study:

5.3.3. The following information is required for the purpose of this study:

5.3.4. The following information is required for the purpose of this study:

- 1.1.6.1. The following information is required for the purpose of this study:
- 1.1.6.2. The following information is required for the purpose of this study:
- 1.1.6.3. The following information is required for the purpose of this study:

Funding Source: Possible CDBG or Redevelopment

5.3 Permit greater flexibility for infill projects.

5.31 Assess the feasibility of establishing an infill overlay zone or alternate mechanism to permit flexibility in development standards, and encourage the provision of affordable housing.

Responsible Agency: Planning Department, Planning Commission  
City Council

Time Period: Complete by 1997

Funding Source: General Fund

5.4 Ensure that infill projects are of quality and are compatible with existing neighborhood appearance while utilizing appropriate materials and design.

5.41 Require, on a project by project basis, design review of infill development.

Responsible Agency: Planning Department

Time Period: Ongoing

Funding Source: General Fund

5.5 Stimulate preservation, reinvestment and new development in the Central City.

5.51 Continue programs which include enhancement of streetscapes, undergrounding of utility lines, and the implementation of the Historic District design guidelines.

Responsible Agency: Planning Department

Time Period: Ongoing

Funding Source: General Fund

#### Goal

6. The City of Angels shall make efforts to remove governmental constraints which inhibit the development of affordable housing.

#### Policies

6.1 Maintain fees within context of new development paying for its share.

6.11 Institute a periodic review to insure fees cover costs for the services City Staff provides.

Responsible Agency: City Council

Time Period: Ongoing

Funding Source: General Fund

6.2 Ensure development standards meet appropriate long term needs





and are appropriately implemented in all new development.

- 6.21 Periodically evaluate required on and off site improvements.

Responsible Agency: Planning Department, Engineering Department  
Time Period: Ongoing  
Funding Source: General Funds

- 6.22 Continue pre-application conferences for applicants to provide City policies and standard conditions required for approval.

Responsible Agency: Planning Department  
Time Period: Ongoing  
Funding Source: General Fund

- 6.23 Regularly update handouts on Development Standards.

Responsible Agency: Planning Department, City Engineer  
Time Period: Ongoing  
Funding Source: General Fund

- 6.24 Implement standards to provide and maintain efficient processing of development applications.

Responsible Agency: Planning Department  
Time Period: 1992  
Funding Source: General Fund

- 6.3 Encourage the implementation of innovative construction techniques.

- 6.31 Make periodic review of advances in building materials and design.

Responsible Agency: Planning Department, Building Department  
Time Period: Ongoing  
Funding Source: General Fund

- 6.32 Implement the most recently established building codes.

Responsible Agency: Building Department, City Council  
Time Period: Ongoing  
Funding Source: General Fund

#### Goal

7. The City of Angels shall encourage appropriate design features for residential development, which establish neighborhood identity and a sense of community.

#### Policies

- 7.1 Support the concept of each neighborhood having its own Distinctive landscaping, entry ways, wall treatments, and

and was approximately equal to the one used here.

2.1.1. Theoretical analysis: The results are not very different.

2.1.2. Theoretical analysis: The results are not very different.  
Time period: 1980-1985  
Sample size: 1000

2.1.3. Theoretical analysis: The results are not very different.  
Time period: 1980-1985  
Sample size: 1000

2.1.4. Theoretical analysis: The results are not very different.  
Time period: 1980-1985  
Sample size: 1000

2.1.5. Theoretical analysis: The results are not very different.

2.1.6. Theoretical analysis: The results are not very different.  
Time period: 1980-1985  
Sample size: 1000

2.1.7. Theoretical analysis: The results are not very different.  
Time period: 1980-1985  
Sample size: 1000

2.1.8. Theoretical analysis: The results are not very different.  
Time period: 1980-1985  
Sample size: 1000

2.1.9. Theoretical analysis: The results are not very different.  
Time period: 1980-1985  
Sample size: 1000

2.1.10. Theoretical analysis: The results are not very different.  
Time period: 1980-1985  
Sample size: 1000

2.1.11. Theoretical analysis: The results are not very different.  
Time period: 1980-1985  
Sample size: 1000

2.1.12. Theoretical analysis: The results are not very different.

2.1.13. Theoretical analysis: The results are not very different.  
Time period: 1980-1985  
Sample size: 1000

2.1.14.

2.1.15. Theoretical analysis: The results are not very different.  
Time period: 1980-1985  
Sample size: 1000

2.1.16.

2.1.17. Theoretical analysis: The results are not very different.  
Time period: 1980-1985  
Sample size: 1000



architecture.

- 7.11 Establish, at the development stage, design features which will create distinctive neighborhoods.

Responsible Agency: Planning Department, Developer  
Time Period: Ongoing  
Funding Source: Developer

- 7.2 Design street systems to strengthen neighborhood identity, while maintaining adequate circulation for public safety vehicles.

- 7.21 At the development stage consider the importance of street systems with regard to strengthening neighborhood identity.

Responsible Agency: Planning Department  
Time Period: Ongoing  
Funding Source: General Fund

- 7.3 Designate sites for needed uses and amenities within each neighborhood.

- 7.31 Incorporate, as needed, areas for recreational activities within new residential developments.

Responsible Agency: Planning Department  
Time Period: Ongoing  
Funding Source: General Fund

- 7.32 Designate, as needed, sites for schools, parks and neighborhood/commercial centers and child care facilities within neighborhoods.

Responsible Agency: Planning Department, Planning Commission  
City Council  
Time Period: Ongoing  
Funding Source: General Fund

- 7.4 Preserve area amenities and character through the use of hillside policies, open space plans, environmental review and design standards.

- 7.41 Design open space areas as visual and geographic "links" between neighborhoods.

Responsible Agency: Planning Department, Developer  
Time Period: Ongoing  
Funding Source: General Fund

- 7.42 Establish landscaping standards and techniques which establish the identity and function of streets in neighborhoods.

Responsible Agency: Planning Department



1.1 The purpose of the development study is to determine the feasibility of the proposed project and to identify the key risks and opportunities associated with the project.

Development Study: Planning Document  
The purpose of the development study is to determine the feasibility of the proposed project and to identify the key risks and opportunities associated with the project.

1.2 The development study is a key component of the project management process and is used to inform the decision-making process. It is a critical tool for project managers to use to ensure that the project is successful.

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Development Study: Planning Document  
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Development Study: Planning Document  
The purpose of the development study is to determine the feasibility of the proposed project and to identify the key risks and opportunities associated with the project.

1.9 The development study is a key component of the project management process and is used to inform the decision-making process. It is a critical tool for project managers to use to ensure that the project is successful.

Development Study: Planning Document

EXCERPT FROM THE CITY OF ANGELS  
Time Period: 1991  
Funding Source: General Fund

- 7.43 Investigate alternate street design standards in neighborhoods to reflect distinctive neighborhood environments.

Responsible Agency: Planning Department, Engineering Department  
Time Period: Ongoing  
Funding Source: General Fund

#### Goal

8. The City of Angels shall encourage opportunities to design Residential uses which will lessen the impacts on utilities and natural resources.

#### Policies

- 8.1 Encourage the installation of water and energy conservation equipment in dwelling units.
- 8.11 Provide incentives to development projects which provide methods for conserving energy and water.

Responsible Agency: Planning Department  
Time Period: Ongoing  
Funding Source: General Fund

- 8.2 Facilitate efforts directed at waste minimization.
- 8.21 Participate in a County wide source reduction and recycling program instituted by the County.

Responsible Agency: City Council  
Time Period: Ongoing  
Funding Source: General Fund

1901  
George Eastman

1. The first step in the development of a new product is to determine the need for it. This is done by conducting a market survey to determine the size of the market and the needs of the customers. The next step is to develop a prototype of the product. This is done by creating a model of the product that can be used to test the design and to make any necessary changes. The final step is to produce the product in large quantities. This is done by setting up a manufacturing process that can produce the product efficiently and at a low cost.

2. The second step in the development of a new product is to determine the need for it. This is done by conducting a market survey to determine the size of the market and the needs of the customers. The next step is to develop a prototype of the product. This is done by creating a model of the product that can be used to test the design and to make any necessary changes. The final step is to produce the product in large quantities. This is done by setting up a manufacturing process that can produce the product efficiently and at a low cost.

3. The third step in the development of a new product is to determine the need for it. This is done by conducting a market survey to determine the size of the market and the needs of the customers. The next step is to develop a prototype of the product. This is done by creating a model of the product that can be used to test the design and to make any necessary changes. The final step is to produce the product in large quantities. This is done by setting up a manufacturing process that can produce the product efficiently and at a low cost.

4. The fourth step in the development of a new product is to determine the need for it. This is done by conducting a market survey to determine the size of the market and the needs of the customers. The next step is to develop a prototype of the product. This is done by creating a model of the product that can be used to test the design and to make any necessary changes. The final step is to produce the product in large quantities. This is done by setting up a manufacturing process that can produce the product efficiently and at a low cost.

5. The fifth step in the development of a new product is to determine the need for it. This is done by conducting a market survey to determine the size of the market and the needs of the customers. The next step is to develop a prototype of the product. This is done by creating a model of the product that can be used to test the design and to make any necessary changes. The final step is to produce the product in large quantities. This is done by setting up a manufacturing process that can produce the product efficiently and at a low cost.

6. The sixth step in the development of a new product is to determine the need for it. This is done by conducting a market survey to determine the size of the market and the needs of the customers. The next step is to develop a prototype of the product. This is done by creating a model of the product that can be used to test the design and to make any necessary changes. The final step is to produce the product in large quantities. This is done by setting up a manufacturing process that can produce the product efficiently and at a low cost.

7. The seventh step in the development of a new product is to determine the need for it. This is done by conducting a market survey to determine the size of the market and the needs of the customers. The next step is to develop a prototype of the product. This is done by creating a model of the product that can be used to test the design and to make any necessary changes. The final step is to produce the product in large quantities. This is done by setting up a manufacturing process that can produce the product efficiently and at a low cost.

8. The eighth step in the development of a new product is to determine the need for it. This is done by conducting a market survey to determine the size of the market and the needs of the customers. The next step is to develop a prototype of the product. This is done by creating a model of the product that can be used to test the design and to make any necessary changes. The final step is to produce the product in large quantities. This is done by setting up a manufacturing process that can produce the product efficiently and at a low cost.



# EXCERPT-CITY OF ANGELS CIRCULATION STUDY,

**FINAL REPORT** MAY 1991

## APPENDIX A

ZONAL DATA

PRODUCTIONS AND ATTRACTIONS

FINAL REPORT MAY 1967

APPENDIX A

TABLE 1

PERCENTAGE OF TRIP ENDS

# TRAFFIC MODEL - ZONAL DATA

## PRODUCTIONS - DWELLING UNITS

| Zone ID | Existing | Practical Buildout | 20 Year Addition | Total 20 Yr. Developed |
|---------|----------|--------------------|------------------|------------------------|
| 1       | 15       | 16                 | 9                | 24                     |
| 2       | 1        | 98 + 71*           | 90               | 91                     |
| 3       | 0        | 30                 | 16               | 16                     |
| 4       | 1        | 55 + 79*           | 72               | 73                     |
| 5       | 0        | 104                | 56               | 56                     |
| 6       | 5        | 64 + 270*          | 170              | 185                    |
| 7       | 2        | 25 + 170*          | 105              | 107                    |
| 8       | 0        | 10 + 160*          | 91               | 91                     |
| 9       | 8        | 84                 | 45               | 53                     |
| 10      | 11       | 87                 | 47               | 58                     |
| 11      | 6        | 112                | 60               | 66                     |
| 12      | 6        | 32                 | 17               | 23                     |
| 13      | 2        | 48                 | 26               | 28                     |
| 14      | 4        | 54                 | 29               | 33                     |
| 15      | 0        | 44                 | 24               | 24                     |
| 16      | 49       | 0                  | 0                | 49                     |
| 17      | 0        | 92                 | 49               | 49                     |
| 18      | 0        | 42                 | 23               | 23                     |
| 19      | 2        | 35                 | 19               | 21                     |
| 20      | 0        | 324                | 174              | 174                    |
| 21      | 0#       | 201#               | 0#               | 108#                   |
| 22      | 6        | 15                 | 8                | 14                     |
| 23      | 20       | 10                 | 5                | 25                     |
| 24      | 28 MH    | 2                  | 1                | 29 MH                  |
| 25      | 12       | 70                 | 38               | 50                     |
| 26      | 5        | 0                  | 0                | 5                      |
| 27      | 0        | 0                  | 0                | 0                      |
| 28      | 6        | 0                  | 0                | 6                      |
| 29      | 16       | 3                  | 2                | 18                     |
| 30      | 13       | 0                  | 0                | 13                     |
| 31      | 1        | 68                 | 36               | 37                     |
| 32      | 54       | 152                | 81               | 135                    |
| 33      | 9        | 280                | 150              | 159                    |
| 34      | 1        | 110                | 59               | 60                     |
| 35      | 5        | 6                  | 3                | 8                      |
| 36      | 7        | 0                  | 0                | 7                      |
| 37 P.O. | 0        | 0                  | 0                | 0                      |
| 38      | 4        | 0                  | 0                | 4                      |
| 39      | 188 MH   | 0                  | 0                | 188 MH                 |
| 40      | 0        | 512                | 274              | 274                    |
| 41      | 157      | 78                 | 42               | 199                    |
| 42      | 6        | 25                 | 13               | 19                     |
| 43      | 9        | 0                  | 0                | 6                      |
| 44      | 2        | 0                  | 0                | 2                      |
| 45 P.O. | 0        | 0                  | 0                | 0                      |
| 46N     | 70       | 31                 | 17               | 87                     |
| 46C     | 19       | 8                  | 4                | 23                     |



STATIONARY - 1950-1951  
 STATIONARY - 1952-1953

| STATION ID | STATION NAME | STATION TYPE | STATION CLASS | STATION CODE |
|------------|--------------|--------------|---------------|--------------|
| 1          | 1            | 1            | 1             | 1            |
| 2          | 2            | 2            | 2             | 2            |
| 3          | 3            | 3            | 3             | 3            |
| 4          | 4            | 4            | 4             | 4            |
| 5          | 5            | 5            | 5             | 5            |
| 6          | 6            | 6            | 6             | 6            |
| 7          | 7            | 7            | 7             | 7            |
| 8          | 8            | 8            | 8             | 8            |
| 9          | 9            | 9            | 9             | 9            |
| 10         | 10           | 10           | 10            | 10           |
| 11         | 11           | 11           | 11            | 11           |
| 12         | 12           | 12           | 12            | 12           |
| 13         | 13           | 13           | 13            | 13           |
| 14         | 14           | 14           | 14            | 14           |
| 15         | 15           | 15           | 15            | 15           |
| 16         | 16           | 16           | 16            | 16           |
| 17         | 17           | 17           | 17            | 17           |
| 18         | 18           | 18           | 18            | 18           |
| 19         | 19           | 19           | 19            | 19           |
| 20         | 20           | 20           | 20            | 20           |
| 21         | 21           | 21           | 21            | 21           |
| 22         | 22           | 22           | 22            | 22           |
| 23         | 23           | 23           | 23            | 23           |
| 24         | 24           | 24           | 24            | 24           |
| 25         | 25           | 25           | 25            | 25           |
| 26         | 26           | 26           | 26            | 26           |
| 27         | 27           | 27           | 27            | 27           |
| 28         | 28           | 28           | 28            | 28           |
| 29         | 29           | 29           | 29            | 29           |
| 30         | 30           | 30           | 30            | 30           |
| 31         | 31           | 31           | 31            | 31           |
| 32         | 32           | 32           | 32            | 32           |
| 33         | 33           | 33           | 33            | 33           |
| 34         | 34           | 34           | 34            | 34           |
| 35         | 35           | 35           | 35            | 35           |
| 36         | 36           | 36           | 36            | 36           |
| 37         | 37           | 37           | 37            | 37           |
| 38         | 38           | 38           | 38            | 38           |
| 39         | 39           | 39           | 39            | 39           |
| 40         | 40           | 40           | 40            | 40           |
| 41         | 41           | 41           | 41            | 41           |
| 42         | 42           | 42           | 42            | 42           |
| 43         | 43           | 43           | 43            | 43           |
| 44         | 44           | 44           | 44            | 44           |
| 45         | 45           | 45           | 45            | 45           |
| 46         | 46           | 46           | 46            | 46           |
| 47         | 47           | 47           | 47            | 47           |
| 48         | 48           | 48           | 48            | 48           |
| 49         | 49           | 49           | 49            | 49           |
| 50         | 50           | 50           | 50            | 50           |
| 51         | 51           | 51           | 51            | 51           |
| 52         | 52           | 52           | 52            | 52           |
| 53         | 53           | 53           | 53            | 53           |
| 54         | 54           | 54           | 54            | 54           |
| 55         | 55           | 55           | 55            | 55           |
| 56         | 56           | 56           | 56            | 56           |
| 57         | 57           | 57           | 57            | 57           |
| 58         | 58           | 58           | 58            | 58           |
| 59         | 59           | 59           | 59            | 59           |
| 60         | 60           | 60           | 60            | 60           |
| 61         | 61           | 61           | 61            | 61           |
| 62         | 62           | 62           | 62            | 62           |
| 63         | 63           | 63           | 63            | 63           |
| 64         | 64           | 64           | 64            | 64           |
| 65         | 65           | 65           | 65            | 65           |
| 66         | 66           | 66           | 66            | 66           |
| 67         | 67           | 67           | 67            | 67           |
| 68         | 68           | 68           | 68            | 68           |
| 69         | 69           | 69           | 69            | 69           |
| 70         | 70           | 70           | 70            | 70           |
| 71         | 71           | 71           | 71            | 71           |
| 72         | 72           | 72           | 72            | 72           |
| 73         | 73           | 73           | 73            | 73           |
| 74         | 74           | 74           | 74            | 74           |
| 75         | 75           | 75           | 75            | 75           |
| 76         | 76           | 76           | 76            | 76           |
| 77         | 77           | 77           | 77            | 77           |
| 78         | 78           | 78           | 78            | 78           |
| 79         | 79           | 79           | 79            | 79           |
| 80         | 80           | 80           | 80            | 80           |
| 81         | 81           | 81           | 81            | 81           |
| 82         | 82           | 82           | 82            | 82           |
| 83         | 83           | 83           | 83            | 83           |
| 84         | 84           | 84           | 84            | 84           |
| 85         | 85           | 85           | 85            | 85           |
| 86         | 86           | 86           | 86            | 86           |
| 87         | 87           | 87           | 87            | 87           |
| 88         | 88           | 88           | 88            | 88           |
| 89         | 89           | 89           | 89            | 89           |
| 90         | 90           | 90           | 90            | 90           |
| 91         | 91           | 91           | 91            | 91           |
| 92         | 92           | 92           | 92            | 92           |
| 93         | 93           | 93           | 93            | 93           |
| 94         | 94           | 94           | 94            | 94           |
| 95         | 95           | 95           | 95            | 95           |
| 96         | 96           | 96           | 96            | 96           |
| 97         | 97           | 97           | 97            | 97           |
| 98         | 98           | 98           | 98            | 98           |
| 99         | 99           | 99           | 99            | 99           |
| 100        | 100          | 100          | 100           | 100          |

# TRAFFIC MODEL - ZONAL DATA

## PRODUCTIONS - DWELLING UNITS

| Zone ID | Existing | Practical Buildout | 20 Year Addition | Total 20 Yr. Developed |
|---------|----------|--------------------|------------------|------------------------|
| 46S     | 89       | 47                 | 25               | 114                    |
| 47      | 26       | 45                 | 24               | 50                     |
| 48      | 16       | 134                | 72               | 88                     |
| 49      | 4        | 35                 | 19               | 23                     |
| 50      | 2        | 84                 | 45               | 47                     |
| 51      | 0        | 137                | 73               | 73                     |
| 52      | 41       | 30                 | 16               | 57                     |
| 53      | 5        | 0                  | 0                | 5                      |
| 54      | 26       | 35 + 30*           | 35               | 61                     |
| 55      | 0        | 1                  | 1                | 1                      |
| 56      | 28       | 28                 | 15               | 43                     |
| 57      | 0        | 3                  | 2                | 2                      |
| 58      | 18       | 96                 | 51               | 69                     |
| 59      | 38       | 60                 | 32               | 70                     |
| 60      | 22       | 13                 | 7                | 29                     |
| 61      | 41       | 34                 | 18               | 59                     |
| 62      | 26       | 6                  | 3                | 29                     |
| 63      | 9        | 9                  | 5                | 14                     |
| 64      | 40       | 24                 | 12               | 52                     |
| 65      | 0        | 96                 | 51               | 51                     |
| 66      | 13       | 84                 | 45               | 58                     |
| 67      | 0        | 37                 | 20               | 20                     |
| 68      | 0        | 42                 | 23               | 23                     |
| 69      | 0        | 0                  | 0                | 0                      |
| 70      | 0        | 25                 | 13               | 13                     |
| 71      | 6        | 0                  | 0                | 6                      |
| 72      | 2        | 149                | 80               | 82                     |
| 73      | 11       | 135                | 72               | 83                     |
| 74      | 0        | 4                  | 6                | 6                      |
| Totals: | 1386     | 4388               | 780*             | 2664                   |
|         |          |                    |                  | 4158                   |

\* Units marked with an asterisk (\*) represent dwelling units at a gross density of 1.0 dwelling unit per acre in the Industrial/Mining areas.

# Zone 21 (Angels Oaks Subdivision) is under a development agreement; mitigation fees may not be charged and have not been included in the 20 year addition column.

The "Practical Buildout" column represents 50% of the theoretical maximum buildout based on maximum density permitted by the zoning ordinance. The practical buildout of 50% is based on the actual density of residential units in recent developments compared to what is permitted under current zoning.

MH = Mobile Homes

P.O. = Post Office (Special Generator), see "Attractions"





## TRAFFIC MODEL - ZONAL DATA

### ATTRACTIONS - COMMERCIAL, INDUSTRIAL, ETC.

The tabulation of zonal attractions on the following pages show employees and/or gross floor area in thousands of square feet. In entering data in QRS II, the square footage is converted to the equivalent number of employees in accordance with Table 1b. Special Generators were entered directly into the traffic model as person trips.

The industrial - mining area has been converted to Single Family Residential (SFR) and is included in "Productions" at 1 Unit per Acre. This acreage is indicated by the designation "SFR\*" in the "Theoretical Buildout" column. It was assumed that no attractions would be added in these zones.

KEY: (C) = Commercial; (I) = Industrial; OFF = Office; EMPL = Employees; "K" = 1,000 Square Feet area

INDUSTRY - AGRICULTURE, MINING, ETC.

The following are the principal products of the United States in the field of agriculture, mining, and other industries. The principal products of the United States in the field of agriculture are wheat, corn, cotton, and soybeans. The principal products of the United States in the field of mining are coal, oil, and natural gas. The principal products of the United States in the field of other industries are automobiles, steel, and chemicals.

The following are the principal products of the United States in the field of agriculture, mining, and other industries. The principal products of the United States in the field of agriculture are wheat, corn, cotton, and soybeans. The principal products of the United States in the field of mining are coal, oil, and natural gas. The principal products of the United States in the field of other industries are automobiles, steel, and chemicals.

The following are the principal products of the United States in the field of agriculture, mining, and other industries. The principal products of the United States in the field of agriculture are wheat, corn, cotton, and soybeans. The principal products of the United States in the field of mining are coal, oil, and natural gas. The principal products of the United States in the field of other industries are automobiles, steel, and chemicals.

# TRAFFIC MODEL - ZONAL DATA

## ATTRACTIONS - COMMERCIAL, INDUSTRIAL, ETC.

| Zone ID | Existing       | Theoretical<br>Buildout | 20 Year<br>Addition | Total 20 Yr.<br>Developed |
|---------|----------------|-------------------------|---------------------|---------------------------|
| 1       | 0              |                         |                     | 0                         |
| 2       | 0              | 1533K SFR*              |                     | 0                         |
| 3       | 0              |                         |                     | 0                         |
| 4       | 16.K (I)       | 1708K SFR*              |                     | 16.K (I)                  |
| 5       | 0              |                         |                     | 0                         |
| 6       | 0              | 5848K SFR*              |                     | 0                         |
| 7       | 0              | 3655K SFR*              |                     | 0                         |
| 8       | 1.K (C)        | 3481K SFR*              |                     | 1.K (C)                   |
| 9       | 0              |                         |                     | 0                         |
| 10      | 0              | 32 Rm. Ret.             | 32 Rm. Ret.         | 20 EMPL (I)               |
| 11      | 0              |                         |                     | 0                         |
| 12      | 68.K (C)       | 664K (C)                | 113K (C)            | 181K (C)                  |
| 13      | 3.K (C)        |                         |                     | 3K (C)                    |
| 14      | 0              |                         |                     | 0                         |
| 15      | 0              |                         |                     | 0                         |
| 16      | 4.5K (C)       | 444K (C)                | 75K (C)             | 80K (C)                   |
| 17      | 0              | 218K (PS)               |                     | 0                         |
| 18      | 0              | 576K (I)                | 14K (I)             | 14K (I)                   |
| 19      | 0              |                         |                     | 0                         |
| 20      | 0              |                         |                     | 0                         |
| 21      | 0              |                         |                     | 0                         |
| 22      | 6.0K (C)       | 183K (C)                | 31K (C)             | 37K (C)                   |
| 23      | 0              |                         |                     | 0                         |
| 24      | 1.8K (C)       | 34.6K (C)               | 6K (C)              | 8K (C)                    |
| 25      | 34.7K (C)      | 193K (C)                | 33K (C)             | 68K (C)                   |
| 26      | 7.0K (C)       | 211K (C)                | 36K (C)             | 43K (C)                   |
|         | 0              | 338K (I)                | 8K (I)              | 8K (I)                    |
| 27      | 0              | 196K (C)                | 33K (C)             | 33K (C)                   |
| 28      | 2.0K (C)       |                         |                     | 2K (C)                    |
|         | 6 EMPL (OFF)   |                         |                     | 6 EMPL (OFF)              |
|         | 48 EMPL (I)    | 440K (I)                | 11K (I)             | 48 EMPL+11K (I)           |
| 29      | 4.5K (C)       | 43.4K (C)               | 7K (C)              | 12K (C)                   |
|         | 5.3K (I)       |                         |                     | 5K (I)                    |
| 30      | 26.7K (C)      | 689K (C)                | 117K (C)            | 144K (C)                  |
|         | 8.8K (OFF)     |                         |                     | 9K (OFF)                  |
| 31      | 20 EMPL (I)    |                         |                     | 20 EMPL (I)               |
| 32      | 0              |                         |                     | 0                         |
| 33      | 12.3K (C)      |                         |                     | 12K (C)                   |
|         | 7 EMPL (MOTEL) |                         |                     | 7 EMPL (MOTEL)            |
|         | 658 STUDENTS   |                         |                     | 658 STUDENTS              |
| 34      | 0              |                         |                     | 0                         |
| 35      | 143K (C)       | 46.5K (C)               | 8K (C)              | 151K (C)                  |
| 36      | 11.6K (C)      | 81.6K (C)               | 14K (C)             | 26K (C)                   |
| 37      | 932 (PO BOX)   | 932 (PO BOX)            | 932 (PO BOX)        | 1864 (PO BOX)             |
| 38      | 24K (C)        | 145K (C)                | 25K (C)             | 49K (C)                   |
| 39      | 0              |                         |                     | 0                         |
| 40      | 0              |                         |                     | 0                         |



# STATE OF NEW YORK

## OFFICE OF THE COMPTROLLER OF THE STATE

| Item | Amount | Amount | Amount | Amount |
|------|--------|--------|--------|--------|
| 1    | 0      | 0      | 0      | 0      |
| 2    | 0      | 0      | 0      | 0      |
| 3    | 0      | 0      | 0      | 0      |
| 4    | 0      | 0      | 0      | 0      |
| 5    | 0      | 0      | 0      | 0      |
| 6    | 0      | 0      | 0      | 0      |
| 7    | 0      | 0      | 0      | 0      |
| 8    | 0      | 0      | 0      | 0      |
| 9    | 0      | 0      | 0      | 0      |
| 10   | 0      | 0      | 0      | 0      |
| 11   | 0      | 0      | 0      | 0      |
| 12   | 0      | 0      | 0      | 0      |
| 13   | 0      | 0      | 0      | 0      |
| 14   | 0      | 0      | 0      | 0      |
| 15   | 0      | 0      | 0      | 0      |
| 16   | 0      | 0      | 0      | 0      |
| 17   | 0      | 0      | 0      | 0      |
| 18   | 0      | 0      | 0      | 0      |
| 19   | 0      | 0      | 0      | 0      |
| 20   | 0      | 0      | 0      | 0      |
| 21   | 0      | 0      | 0      | 0      |
| 22   | 0      | 0      | 0      | 0      |
| 23   | 0      | 0      | 0      | 0      |
| 24   | 0      | 0      | 0      | 0      |
| 25   | 0      | 0      | 0      | 0      |
| 26   | 0      | 0      | 0      | 0      |
| 27   | 0      | 0      | 0      | 0      |
| 28   | 0      | 0      | 0      | 0      |
| 29   | 0      | 0      | 0      | 0      |
| 30   | 0      | 0      | 0      | 0      |
| 31   | 0      | 0      | 0      | 0      |
| 32   | 0      | 0      | 0      | 0      |
| 33   | 0      | 0      | 0      | 0      |
| 34   | 0      | 0      | 0      | 0      |
| 35   | 0      | 0      | 0      | 0      |
| 36   | 0      | 0      | 0      | 0      |
| 37   | 0      | 0      | 0      | 0      |
| 38   | 0      | 0      | 0      | 0      |
| 39   | 0      | 0      | 0      | 0      |
| 40   | 0      | 0      | 0      | 0      |
| 41   | 0      | 0      | 0      | 0      |
| 42   | 0      | 0      | 0      | 0      |
| 43   | 0      | 0      | 0      | 0      |
| 44   | 0      | 0      | 0      | 0      |
| 45   | 0      | 0      | 0      | 0      |
| 46   | 0      | 0      | 0      | 0      |
| 47   | 0      | 0      | 0      | 0      |
| 48   | 0      | 0      | 0      | 0      |
| 49   | 0      | 0      | 0      | 0      |
| 50   | 0      | 0      | 0      | 0      |
| 51   | 0      | 0      | 0      | 0      |
| 52   | 0      | 0      | 0      | 0      |
| 53   | 0      | 0      | 0      | 0      |
| 54   | 0      | 0      | 0      | 0      |
| 55   | 0      | 0      | 0      | 0      |
| 56   | 0      | 0      | 0      | 0      |
| 57   | 0      | 0      | 0      | 0      |
| 58   | 0      | 0      | 0      | 0      |
| 59   | 0      | 0      | 0      | 0      |
| 60   | 0      | 0      | 0      | 0      |
| 61   | 0      | 0      | 0      | 0      |
| 62   | 0      | 0      | 0      | 0      |
| 63   | 0      | 0      | 0      | 0      |
| 64   | 0      | 0      | 0      | 0      |
| 65   | 0      | 0      | 0      | 0      |
| 66   | 0      | 0      | 0      | 0      |
| 67   | 0      | 0      | 0      | 0      |
| 68   | 0      | 0      | 0      | 0      |
| 69   | 0      | 0      | 0      | 0      |
| 70   | 0      | 0      | 0      | 0      |
| 71   | 0      | 0      | 0      | 0      |
| 72   | 0      | 0      | 0      | 0      |
| 73   | 0      | 0      | 0      | 0      |
| 74   | 0      | 0      | 0      | 0      |
| 75   | 0      | 0      | 0      | 0      |
| 76   | 0      | 0      | 0      | 0      |
| 77   | 0      | 0      | 0      | 0      |
| 78   | 0      | 0      | 0      | 0      |
| 79   | 0      | 0      | 0      | 0      |
| 80   | 0      | 0      | 0      | 0      |
| 81   | 0      | 0      | 0      | 0      |
| 82   | 0      | 0      | 0      | 0      |
| 83   | 0      | 0      | 0      | 0      |
| 84   | 0      | 0      | 0      | 0      |
| 85   | 0      | 0      | 0      | 0      |
| 86   | 0      | 0      | 0      | 0      |
| 87   | 0      | 0      | 0      | 0      |
| 88   | 0      | 0      | 0      | 0      |
| 89   | 0      | 0      | 0      | 0      |
| 90   | 0      | 0      | 0      | 0      |
| 91   | 0      | 0      | 0      | 0      |
| 92   | 0      | 0      | 0      | 0      |
| 93   | 0      | 0      | 0      | 0      |
| 94   | 0      | 0      | 0      | 0      |
| 95   | 0      | 0      | 0      | 0      |
| 96   | 0      | 0      | 0      | 0      |
| 97   | 0      | 0      | 0      | 0      |
| 98   | 0      | 0      | 0      | 0      |
| 99   | 0      | 0      | 0      | 0      |
| 100  | 0      | 0      | 0      | 0      |

# TRAFFIC MODEL - ZONAL DATA

## ATTRACTIONS - COMMERCIAL, INDUSTRIAL, ETC.

| Zone ID | Existing        | Theoretical Buildout | 20 Year Addition | Total 20 Yr. Developed |
|---------|-----------------|----------------------|------------------|------------------------|
| 41      | 470 STUDENTS    |                      |                  | 470 STUDENTS           |
| 42      | 8.8K (C)        | 204K (C)             | 35K (C)          | 44K (C)                |
|         | 10 EMPL (MOTEL) |                      |                  | 10 EMPL (MOTEL)        |
| 43      | 6.6K (C)        | 94.6K (C)            | 16K (C)          | 23K (C)                |
| 44      | 63.9K (C)       | 35.5K (C)            | 6K (C)           | 70K (C)                |
| 45      | 1118 (PO BOX)   | 1118 (PO BOX)        | 1118 (PO BOX)    | 2236 (PO BOX)          |
| 46      | 0               |                      |                  | 0                      |
| 47      | 0               |                      |                  | 0                      |
| 48      | 0               |                      |                  | 0                      |
| 49      | 13.3K (C)       | 240K (C)             | 41K (C)          | 54K (C)                |
| 50      | 0               | 351K (C)             | 60K (C)          | 60K (C)                |
|         | 0               | 615K (I)             | 15K (I)          | 15K (I)                |
| 51      | 51 EMPL (I)     | 209K (I)             | 5K (I)           | 51 EMPL+5K (I)         |
| 52      | 0               |                      |                  | 0                      |
| 53      | 0               | 14.6K (C)            | 3K (C)           | 3K (C)                 |
| 54      | .9K (C)         |                      |                  | 1K (C)                 |
|         | 5.0K (I)        |                      |                  | 5K (I)                 |
|         | 6 EMPL (I)      |                      |                  | 6 EMPL (I)             |
| 55      | 11.6K (C)       | 13.4K (C)            | 2K (C)           | 14K (C)                |
| 56      | 54.2K (C)       | 23.5K (C)            | 4K (C)           | 58K (C)                |
| 57      | 0               | 644K (I)             | 16K (I)          | 16K (I)                |
| 58      | 16.4K (OFF)     | 59.6K (C)            | 10K (C)          | 10K (C)+16K (OFF)      |
| 59      | 0               |                      |                  | 0                      |
| 60      | 0               |                      |                  | 0                      |
| 61      | 0               |                      |                  | 0                      |
| 62      | 3K (C)          | 261K (C)             | 44K (C)          | 47K (C)                |
| 63      | 0               |                      |                  | 0                      |
| 64      | 0               |                      |                  | 0                      |
| 65      | 0               |                      |                  | 0                      |
| 66      | 0               |                      |                  | 0                      |
| 67      | 0               |                      |                  | 0                      |
| 68      | 3.5K (C)        | 492K (C)             | 84K (C)          | 88K (C)                |
|         | 6.5K (I)        |                      |                  | 7K (I)                 |
| 69      | 0               |                      |                  | 0                      |
| 70      | 0               |                      |                  | 0                      |
| 71      | 2K (C)          | 1650K (C)            | 281K (C)         | 283K (C)               |
| 72      | 0               |                      |                  | 0                      |
| 73      | 0               |                      |                  | 0                      |
| 74      | 9 EMPL (I)      | 18 EMPL (I)          | 18 EMPL (I)      | 27 EMPL (I)            |
| Totals  | 521K (C)        | 6380K (C)            | 1084K (C)        | 1605K (C)              |
|         | 33K (I)         | 2822K (I)            | 69K (I)          | 102K (I)               |
|         | 6 EMPL (OFF)    |                      |                  | 6 EMPL (OFF)           |
|         | 134 EMPL (I)    |                      | 38 EMPL (I)      | 172 EMPL (I)           |
|         | 17 EMPL (MOTEL) |                      |                  | 17 EMPL (MOTEL)        |
|         | 1128 STUDENTS   |                      |                  | 1128 STUDENTS          |
|         | 2050 (PO BOX)   |                      | 2050 (PO BOX)    | 4100 (PO BOX)          |





# 1980 ANGELS GENERAL PLAN LAND USE CATEGORIES APPENDIX B

## LAND USE CATEGORY

## DEVELOPMENT CRITERIA

R-S Residential Suburban

1 family/<sup>min 5</sup>~~1-10~~ acres based upon access, services, terrain, soils, natural features

R-L Residential Low Density

1 family/acre to 1 family/standard lot

R-M Residential Medium Density

up to 3 families/ standard lot to maximum allowed by zoning

C Commercial

Intensity implemented with zoning regulations

I Industrial

Intensity implemented with zoning regulations

PS Public Service

Public or quasi public uses for public services. Can be used in combining form with Open Space.

A-E Agricultural Estates

One family per 5-20 acres

O-S Open-Space

Activities to protect and maintain open, rural character

R Recreation

A designation which would be combined with any of the above land use categories delineating current or future recreational potential.

SP Special Planning

Established and designed to accomodate various types of development. May be used as a freestanding designation, or with a base designation. As a freestanding designation, any and all uses would be considered. In both cases, the uses would have to be shown on a development plan for the particular area, to be approved by the City.

|        |                  |        |                  |
|--------|------------------|--------|------------------|
| 1.00   | General Planning | 1.00   | General Planning |
| 2.00   | Industrial       | 2.00   | Industrial       |
| 3.00   | Commercial       | 3.00   | Commercial       |
| 4.00   | Residential      | 4.00   | Residential      |
| 5.00   | Public Services  | 5.00   | Public Services  |
| 6.00   | Transportation   | 6.00   | Transportation   |
| 7.00   | Recreation       | 7.00   | Recreation       |
| 8.00   | Utilities        | 8.00   | Utilities        |
| 9.00   | Other            | 9.00   | Other            |
| 10.00  | Unplanned        | 10.00  | Unplanned        |
| 11.00  | Unplanned        | 11.00  | Unplanned        |
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## Mn Mining

A designation which would be combined with any of the above land use categories to delineate current and future potential for mining activity.

The City exhibits a strong commercial strip from the southern intersection of Highway 49 and 4, to the northern city limits. The residential neighborhoods have grown and developed surrounding this strip, with less intensive uses on the edges of the City.

### C. CLIMATE

The planning area is classified as Mediterranean Warm Summer (Csa), which is characterized by mild, wet winter seasons (November through April), and hot, dry, summer seasons (May through October). The annual temperature average at this elevation is 55°, with a range of 25 to 30 inches of rain during a normal year. Snow and fog occur infrequently. During the summer, daytime temperatures are usually in the 90's, and periodically exceed 100°. Wind velocities in the area are estimated at an average of 9 MPH, with calm 20% of the time; prevailing winds are from the northwest.

### D. GEOLOGY

The Angels planning area is located within the Sierra Nevada Geomorphic Province, a large block of the earth's crust which has broken free to the east and tilted westward. The rocks of the Sierran block consist of a bedrock complex and a superjacent series of much younger sedimentary and volcanic rocks. The bedrock complex is characterized by highly folded and metamorphosed volcanic and sedimentary rocks of the Paleozoic and Mesozoic ages, mainly the Calaveras Formation. Overlying the Calaveras Formation are undeformed beds of sedimentary and volcanic rocks of the Tertiary age; these comprise the superjacent series.

The area is also within the zone famously known as the Mother Lode. The Mother Lode is part of a fissure system located within the Melones Fault zone, where numerous quartz veins and gold ore bodies are known to





## A. COMMUNITY DEVELOPMENT

Of all of the factors which contribute to the quality of life within Angels, probably the most valued is the rural, small town environment. This type of environment is not unique in any way because there seems to be an endless number of rural, small communities in the state. But each of these communities maintains an atmosphere which, in its own special way, makes life just a little bit better.

The importance of this has been best expressed by Angels' residents in response to the public opinion survey of the goals and policies relating to community development, covering a broad range of topics from the economy to aesthetics. This range of goals and policies has been molded together to address the mandated Land Use Element, and an optional Historic Preservation Element. In this manner, taken together with the goals and policies of the other plan elements, community development issues and opportunities have been carefully responded to.

### 1. GOAL AND POLICY STATEMENTS

#### a. Growth Management

- |               |                                                                                                                               |
|---------------|-------------------------------------------------------------------------------------------------------------------------------|
| <u>GOAL</u>   | "Allocate growth at a rate that is within the physical, social and economic capabilities of the community."                   |
| <u>GOAL</u>   | "To guide development within the city and its sphere of influence."                                                           |
| <u>POLICY</u> | "New development shall pay for the expansion of facilities/services based upon additional needs created by that development." |
| <u>POLICY</u> | "An analysis of all public services shall be made to determine their capability to accommodate growth."                       |
| <u>POLICY</u> | "Prior to annexation to the City, the area shall be prezoned."                                                                |
| <u>POLICY</u> | "City services shall not extend past the City limits, except when legally mandated."                                          |
| <u>POLICY</u> | "New development adjacent to the City, and within the sphere of influence, shall be considered for annexation into the City." |





POLICY "Establish an agreement with the County that would uphold the City's goals and policies within the sphere of influence."

POLICY "The sphere of influence will be reviewed, and when necessary modified, as a part of the General Plan process."

POLICY "Insure that water line sizes are adequate to meet existing and projected water demands."

b. Economy

GOAL "Promote a healthy balance of commercial, industrial and residential development to maintain a viable economy within the City."

POLICY "Major development may require an economic analysis to promote a balanced economy."

POLICY "Actively promote the City of Angels as the commercial and professional service center for the County of Calaveras."

POLICY "Encourage public and private enterprise to provide adequate accommodations and services for residents and the visiting public."

POLICY "Light industry is not to disrupt community and cause environmental problems or over-use of services."

POLICY "New commercial development shall be contiguous to existing core commercial development."

POLICY "Encourage an atmosphere of competitive business enterprise."

POLICY "Actively promote light (low polluting) industry to provide local employment opportunity, such as wholesale distributors and warehousing."

POLICY "It is the position of the city to have a desirable mix of employment service, tax base, living environment, and economic opportunity by increasing in proportion commercial, industrial and residential use."

POLICY "Additional housing is needed to meet the needs of persons employed by new commercial or industrial development."





POLICY "Encourage commercial development to satisfactorily service the needs of Angels, its sphere of influence, and adjacent communities by:

1. providing adequate commercially zoned land to meet commercial service area needs
2. designating areas with available service connections."

c. Public Facilities/Services

GOAL "To provide and maintain rural and urban services and facilities of high quality for adequate health, safety and general welfare, commensurate with the rate of growth and size of population."

POLICY "Maintain government center, and public safety and maintenance facilities."

POLICY "Develop adequate parking for retail and commercial facilities."

POLICY "Improve public facilities in to increase the efficiency of operation."

POLICY "Pursue all avenues of funding to acquire monies for public facilities."

POLICY "City services are considered adequate for the current population and will not be expanded beyond the current cost per citizen ratio."

POLICY "Develop a Master City Drainage Plan if and when funding becomes available."

d. Energy

GOAL "To conserve energy wherever possible and practical."

POLICY "Develop requirements for energy efficient structures and support development of requirements for energy efficient appliances."

POLICY "Encourage the use of alternative energy saving devices."

POLICY "Promote the development and use of bike and walking trails."

POLICY "High density housing and commercial areas should be located in close proximity to minimize vehicle use."





POLICY "Promote and encourage development and expansion of public transportation."

POLICY "The need for major excavation should be considered in relation to the amount of energy required for such excavation."

POLICY "Insure that all subdivision parcels have the right to receive sunlight across adjacent parcels."

e. Citizen Involvement

GOAL "Foster as the community identity the sense of full participation, guaranteeing an opportunity for citizens to share in the activities, responsibilities and benefits of community life."

POLICY "Encourage broad public awareness and participation supportive of a viable democratic government."

POLICY "Resolve in a timely and efficient manner problems which citizens experience in their dealings with city government."

POLICY "Assure broad public awareness and participation in its policy formulation."

POLICY "Monitor and make available information necessary to assess community conditions and motivate appropriate actions."

POLICY "Seek maximum coordination and cooperation with the private sector in achieving common goals."

f. Historic Preservation

GOAL "To preserve the historic heritage of Angels Camp."

GOAL "To preserve and enhance the existing historic buildings and/or sites."

POLICY "Maintain a historic zone which runs from the intersection of State Highway 4 and 49 at Angels Creek, and proceeds north on both sides of Main Street to Bret Harte Road."

POLICY "A state and federal guideline information catalog will be available to citizens interested in personal historical registration of their homes."

|       |                                                                                                    |
|-------|----------------------------------------------------------------------------------------------------|
| 1.0   | Introduction                                                                                       |
| 1.1   | Background                                                                                         |
| 1.2   | Objectives                                                                                         |
| 1.3   | Scope                                                                                              |
| 1.4   | Methodology                                                                                        |
| 1.5   | Organization of the Report                                                                         |
| 2.0   | Literature Review                                                                                  |
| 2.1   | Conceptual Framework                                                                               |
| 2.2   | Theoretical Background                                                                             |
| 2.3   | Empirical Studies                                                                                  |
| 2.4   | Summary and Conclusions                                                                            |
| 3.0   | Methodology                                                                                        |
| 3.1   | Research Design                                                                                    |
| 3.2   | Sampling                                                                                           |
| 3.3   | Data Collection                                                                                    |
| 3.4   | Data Analysis                                                                                      |
| 3.5   | Ethical Considerations                                                                             |
| 4.0   | Results and Discussion                                                                             |
| 4.1   | Descriptive Statistics                                                                             |
| 4.2   | Inferential Statistics                                                                             |
| 4.3   | Regression Analysis                                                                                |
| 4.4   | Correlation Analysis                                                                               |
| 4.5   | Factorial Analysis                                                                                 |
| 4.6   | Cluster Analysis                                                                                   |
| 4.7   | Discriminant Analysis                                                                              |
| 4.8   | Principal Component Analysis                                                                       |
| 4.9   | Canonical Correlation Analysis                                                                     |
| 4.10  | Structural Equation Modeling                                                                       |
| 4.11  | Path Analysis                                                                                      |
| 4.12  | Bayesian Networks                                                                                  |
| 4.13  | Decision Trees                                                                                     |
| 4.14  | Support Vector Machines                                                                            |
| 4.15  | Artificial Neural Networks                                                                         |
| 4.16  | Genetic Algorithms                                                                                 |
| 4.17  | Ant Colony Optimization                                                                            |
| 4.18  | Particle Swarm Optimization                                                                        |
| 4.19  | Simulated Annealing                                                                                |
| 4.20  | Tabu Search                                                                                        |
| 4.21  | Genetic Programming                                                                                |
| 4.22  | Evolutionary Algorithms                                                                            |
| 4.23  | Memetic Algorithms                                                                                 |
| 4.24  | Hybrid Algorithms                                                                                  |
| 4.25  | Metaheuristic Algorithms                                                                           |
| 4.26  | Stochastic Algorithms                                                                              |
| 4.27  | Local Search Algorithms                                                                            |
| 4.28  | Global Search Algorithms                                                                           |
| 4.29  | Population-Based Algorithms                                                                        |
| 4.30  | Individual-Based Algorithms                                                                        |
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| 4.100 | Path Design-Based Algorithm Design-Based Algorithm Design-Based Algorithms                         |



- POLICY "Liason will be maintained with the Calaveras County Historical Society and the Heritage Council."
- POLICY "Encourage new commercial buildings to be of compatible design with historical nature of the community."
- POLICY "Encourage development of local interest and cooperation of clubs and service organizations in the enhancement of historical quality of the community."
- POLICY "Permits for demolition of unsafe buildings shall be evaluated for the buildings' historical value."
- POLICY "Develop alternate standards for the preservation of historical buildings or structures."
- POLICY "Adopt the State Historical Building Code."

2. STANDARDS AND CRITERIA

a. Land Use Map

The City of Angels has prepared a new general land use map which reflects the goal and policy direction of this plan. The map utilizes the land use designations and development criteria as listed within the Environmental Setting on pages 8 and 9 . Refer to the general land use map on page 34. For specific detail, see wall map at City Hall.

Consideration has been made for future planning within the City's sphere of influence. The proposed land use designations for lands in the sphere are included on the map on page 35. It should be stated that these designations are advisory only and have no legally binding impact upon the County.

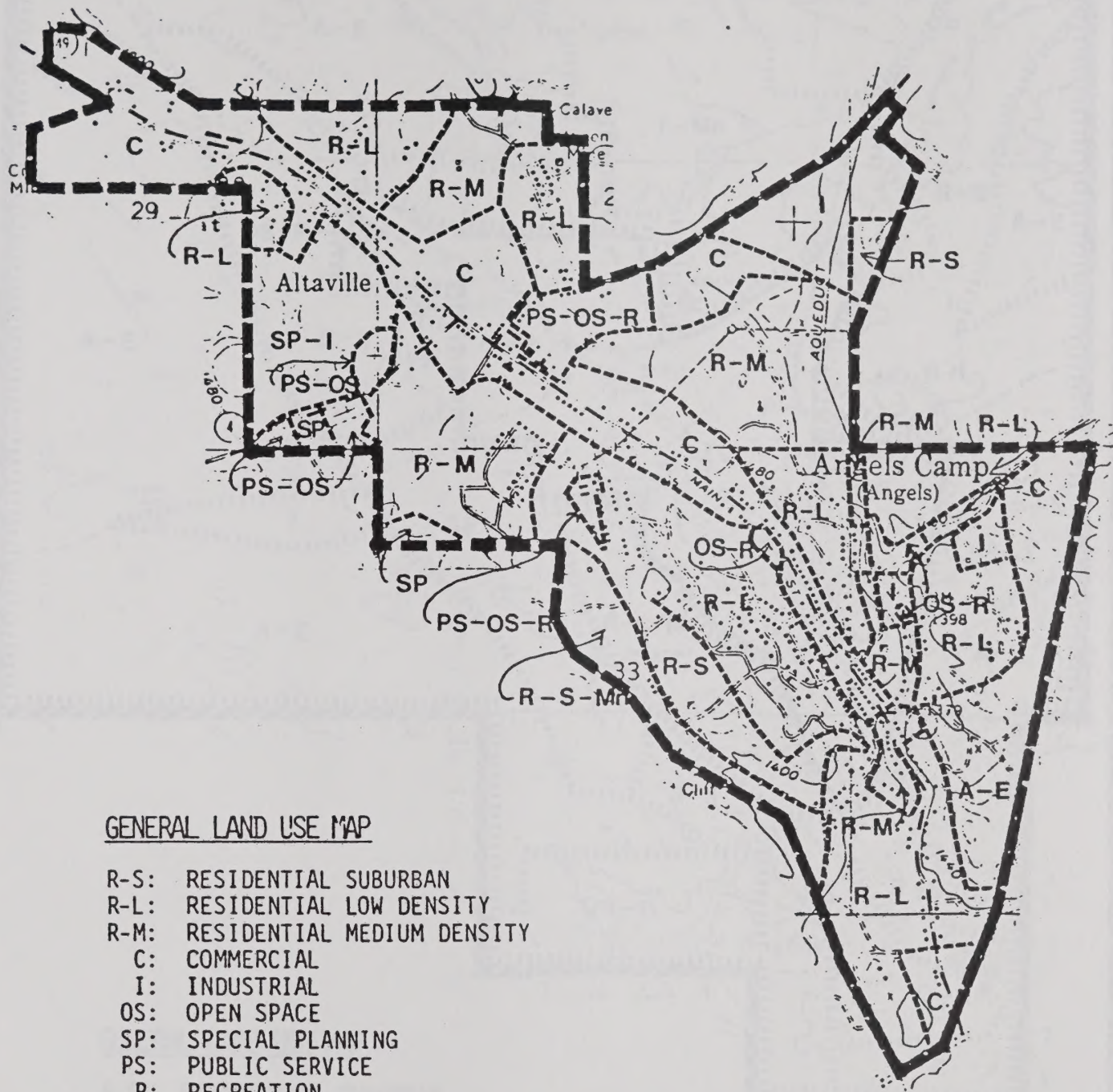
3. IMPLEMENTATION PROGRAMS

a. Growth Management

1. Revise and update the city zoning ordinance in order to draw consistency between it and the proposals of this General Plan.

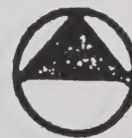






# GENERAL LAND USE MAP

- R-S: RESIDENTIAL SUBURBAN
- R-L: RESIDENTIAL LOW DENSITY
- R-M: RESIDENTIAL MEDIUM DENSITY
- C: COMMERCIAL
- I: INDUSTRIAL
- OS: OPEN SPACE
- SP: SPECIAL PLANNING
- PS: PUBLIC SERVICE
- R: RECREATION
- Mn: MINING
- A-E: AGRICULTURAL ESTATES



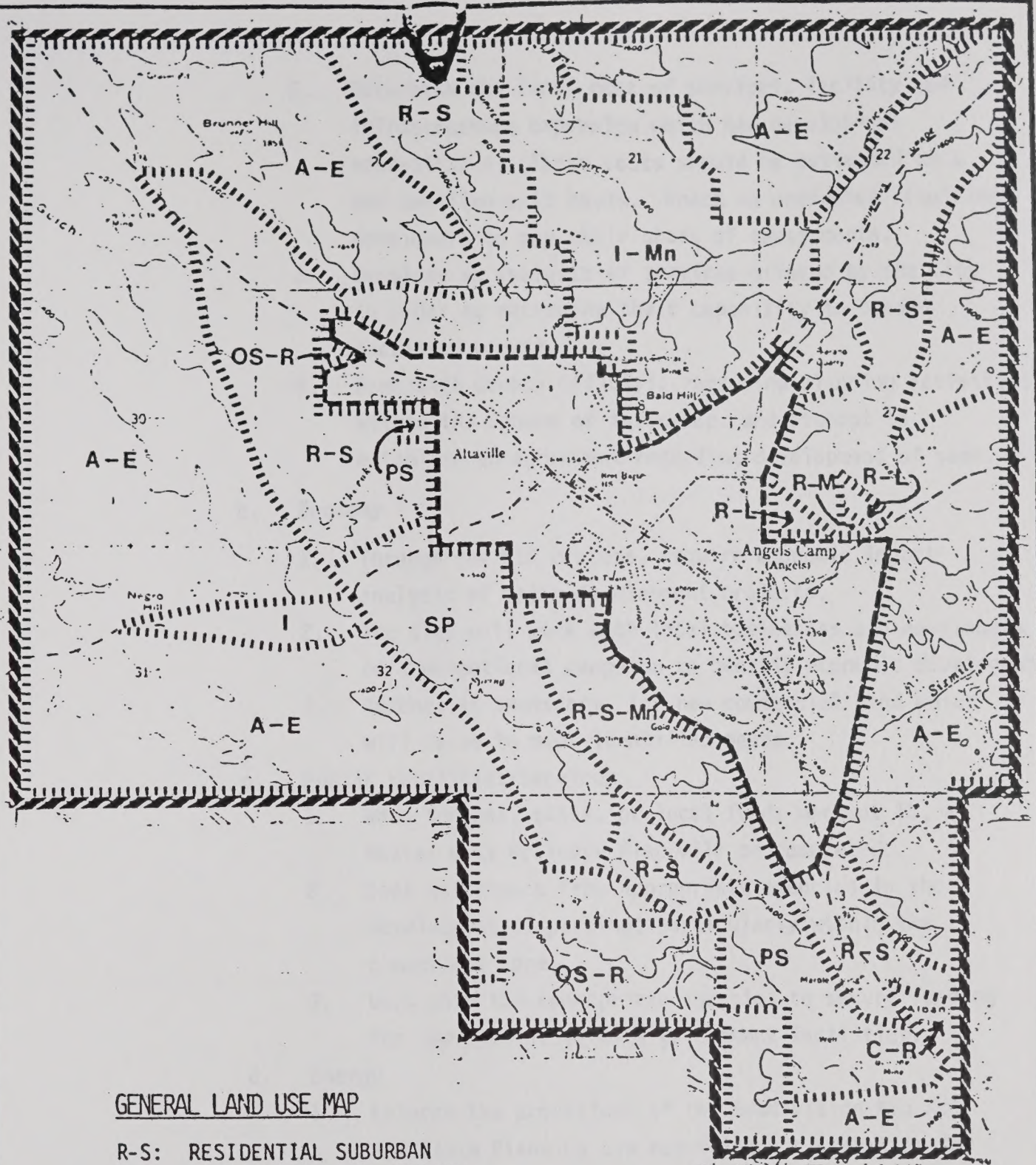
CITY OF ANGELS





OFFICE OF THE  
CITY CLERK  
CITY OF ANGELES  
COUNTY OF LOS ANGELES  
STATE OF CALIFORNIA  
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RECEIVED  
CITY CLERK  
CITY OF ANGELES





### GENERAL LAND USE MAP

- R-S: RESIDENTIAL SUBURBAN
- R-L: RESIDENTIAL LOW DENSITY
- R-M: RESIDENTIAL MEDIUM DENSITY
- I: INDUSTRIAL
- PS: PUBLIC SERVICE
- OS: OPEN SPACE
- SP: SPECIAL PLANNING
- R: RECREATION
- Mn: MINING
- A-E: AGRICULTURAL ESTATES



**SPHERE OF INFLUENCE**





- UNITED STATES OF AMERICA
- 1. DISTRICT OF COLUMBIA
  - 2. ALABAMA
  - 3. ARIZONA
  - 4. ARKANSAS
  - 5. CALIFORNIA
  - 6. COLORADO
  - 7. CONNECTICUT
  - 8. DELAWARE
  - 9. FLORIDA
  - 10. GEORGIA
  - 11. HAWAII
  - 12. ILLINOIS
  - 13. INDIANA
  - 14. IOWA
  - 15. KANSAS
  - 16. KENTUCKY
  - 17. LOUISIANA
  - 18. MAINE
  - 19. MARYLAND
  - 20. MASSACHUSETTS
  - 21. MICHIGAN
  - 22. MINNESOTA
  - 23. MISSISSIPPI
  - 24. MISSOURI
  - 25. MONTANA
  - 26. NEBRASKA
  - 27. NEVADA
  - 28. NEW HAMPSHIRE
  - 29. NEW JERSEY
  - 30. NEW MEXICO
  - 31. NEW YORK
  - 32. NORTH CAROLINA
  - 33. NORTH DAKOTA
  - 34. OHIO
  - 35. OKLAHOMA
  - 36. OREGON
  - 37. PENNSYLVANIA
  - 38. RHODE ISLAND
  - 39. SOUTH CAROLINA
  - 40. SOUTH DAKOTA
  - 41. TENNESSEE
  - 42. TEXAS
  - 43. UTAH
  - 44. VERMONT
  - 45. VIRGINIA
  - 46. WASHINGTON
  - 47. WEST VIRGINIA
  - 48. WISCONSIN
  - 49. WYOMING



DEPARTMENT OF THE INTERIOR



2. Determine the local cost of services, facility and infrastructure expansion which new development necessitates. These costs should be estimated on a per dwelling unit basis. Enact an ordinance requiring developers to pay their share of these costs.
3. Complete an analysis of services offered by the City in order to determine their capability to handle increased growth.
4. Meet with County officials regarding planning activities within the sphere of influence, and attempt to establish an agreement regarding development of same.

b. Economy

1. Through the EIR process, require economic impact analysis of major development projects.
2. The City will work with local businesses and developers on a promotional campaign to benefit economic development.
3. Rezone, as necessary, for new commercial land which will serve to meet identified needs.

c. Public Facilities/Services

1. When federal, state, or local funds warrant it, a Master City Drainage Plan will be completed.
2. Seek assistance from appropriate agencies in the development of parking, particularly within the commercial core.
3. Work with the appropriate agencies to secure funding for improvement to City government facilities.

d. Energy

1. Enforce the provisions of the Subdivision Map Act and State Planning Law requiring consideration for sunlight easements to newly created subdivision lots.
2. Purchase energy efficient vehicles for the City's vehicles.

2. Estimate the local cost of energy, taking into account the various options which are available. These costs should be estimated on a consistent basis. Check an independent estimate for heating with fuel. Check an independent estimate for cooling to see that none of these costs is neglected in relation to various options of the city. It seems to me that such a study is a most important study.
3. Deal with many different types of energy use within the scope of the study. The study is related to the different options available to the city.

4. Energy

1. Estimate the life cycle, taking into account the various options of energy development.
2. The city will want to know how much energy is available in a particular region to meet a particular demand. It seems to me that, as a general rule, the city should be able to estimate the energy in each of these regions.
3. Deal with the various options of energy use. It seems to me that the city should be able to estimate the energy in each of these regions.
4. Deal with the various options of energy use. It seems to me that the city should be able to estimate the energy in each of these regions.
5. Deal with the various options of energy use. It seems to me that the city should be able to estimate the energy in each of these regions.
6. Deal with the various options of energy use. It seems to me that the city should be able to estimate the energy in each of these regions.

5. Energy

1. Estimate the production of the various types of energy. It seems to me that the city should be able to estimate the energy in each of these regions.
2. Estimate the various options of energy use. It seems to me that the city should be able to estimate the energy in each of these regions.



e. Citizen Involvement

1. Strictly adhere to the local guidelines for implementations of CEQA, the subdivision regulations, and the zoning ordinance where public input is suggested.
2. As appropriate, schedule public meetings to seek citizen input into topics of concern to the City's decision-makers.

f. Historic Preservation

1. The City will take action to adopt the State Historical Building Code.
2. The City will strictly enforce the provisions for design review of structures in the Historical District.
3. The City will utilize the findings of the Historic Resources Inventory being completed by CSPC in preservation of historic structures in Angels.

B. HOUSING

The housing element of a General Plan must be prepared according to a specific set of guidelines as established by the State of California. As such, in recent years it has become regarded as one of the most difficult of the elements to prepare. The purpose of this element is to establish policy and guide implementation of programs of action in pursuit of adequate housing for all citizens of Angels.

The format for this element departs from the established format for the plan because of the strict data requirement of the element. This document has been developed in accordance with California Government Code Section 65302 (c) and Article 10.6, the Housing Element Guidelines, and the Housing Element Manual prepared by the State Department of Housing and Community Development.





RA RESIDENTIAL AGRICULTURAL DISTRICT

17.15.010 Purpose and intent. A. The purpose and intent of this chapter is to establish and preserve areas for agriculture, conservation and low-intensity residential uses that do not significantly change the natural character of the land and low-intensity outdoor recreation uses that

do not significantly change the natural character of the land or attract large numbers of people.

B. This zone is intended to implement the agricultural estates and residential suburban land-use designations of the General Plan. (Ord. 270 (part), 1984)

R1 SINGLE FAMILY RESIDENTIAL DISTRICT

17.18.010 Purpose and intent. The R1 district is intended to provide areas for single-family dwellings on individual lots with other compatible uses of secondary importance. This zone is intended to partially implement the General Plan policies relating to provisions for adequate detached single-family housing capacities. It is intended to implement the R-L, residential low-density land use category specified in the General Plan. (Ord. 270 (part), 1984)

R2 TWO-FAMILY RESIDENTIAL DISTRICT

17.21.010 Purpose and intent. A. The R2 district is intended to provide areas for a mixture of single-family dwellings and duplexes. Such a zone should be located where the physical capabilities of the land are deemed suitable and the public services are available at the level needed to accommodate the density anticipated.

B. The R2 district is intended to partially implement the RM General Plan land use designation. (Ord. 270 (part), 1984)

R3 RESIDENTIAL, MULTIPLE-FAMILY DISTRICT

17.24.010 Purpose and intent. The R3 district is designed to provide areas for multiple-family dwellings. When used with the combining regulation, a variety of densities can be established. Such a district is designated to be located near commercial services, recreation facilities, and public services. This district is intended to partially implement the RM, residential medium density, land use category of the General Plan. (Ord. 270 (part), 1984)



AN ORDINANCE TO AMEND THE ZONING DISTRICT DEPARTMENTS

Section 1. The following amendments shall be made to the Zoning District Departments: ...

SECTION 2. AMENDMENTS TO THE ZONING DISTRICT DEPARTMENTS

2.1. The following amendments shall be made to the Zoning District Departments: ...

SECTION 3. AMENDMENTS TO THE ZONING DISTRICT DEPARTMENTS

3.1. The following amendments shall be made to the Zoning District Departments: ...

SECTION 4. AMENDMENTS TO THE ZONING DISTRICT DEPARTMENTS

4.1. The following amendments shall be made to the Zoning District Departments: ...



## CC CENTRAL COMMERCIAL DISTRICT

17.27.010 Purpose and intent. A. The CC district is intended for the historic central business district of the city. Due to the compact physical nature of the district, parking is to be provided by grouped facilities. The district is intended to provide a wide range of commercial facilities, servicing not only the city but the surrounding unincorporated area and the passing tourist traffic.

B. This zone is intended to partially implement the C, commercial land use category of the city's General Plan. (Ord. 270 (part), 1984)

## SC SUBURBAN COMMERCIAL DISTRICT

17.30.010 Purpose and intent. The SC district is intended to provide a wide range of retail sales and services that would relate to the varied needs of the city and surrounding unincorporated area and the traveling tourist. This zone differs from the CC zone in that it is not as compact and parking is provided on-site. This zone is designed to partially implement the C, commercial, land use category of the city's General Plan. (Ord. 270 (part), 1984)

## I INDUSTRIAL DISTRICT

17.33.010 Purpose and intent. The I district was created to establish and preserve areas for industrial and related uses of such a nature that they do not create serious compatibility problems with other kinds of land uses, and to make provision for certain kinds of commercial uses which are most appropriately located as neighbors of industrial uses or which are necessary to service the immediate needs of people in these areas. This zone is designed to implement the I, industrial, land use category of the city's General Plan. (Ord. 270 (part), 1984)

## PS PUBLIC SERVICE DISTRICT

17.36.010 Purpose and intent. A. The purpose and intent of the public service district is to provide areas for local, state and federal use of land, and public utility uses of land, to meet a public need.

B. This zone is designed to implement the PS, public service, land use category of the city's General Plan. (Ord. 270 (part), 1984)

## REC RECREATION DISTRICT

17.39.010 Purpose and intent. A. The REC district is intended to provide open space and to reserve land for recreation purposes. Land designated as REC is designed to ensure that open space and recreation uses are located in appropriate areas and to protect incompatible uses from encroaching upon each other.

B. This district is designed to implement the R, recreation land use category of the city's General Plan. (Ord. 270 (part), 1984)





CITY OF ANGELS

PLANNING COMMISSION  
Resolution #94-06

A RESOLUTION OF THE CITY OF ANGELS PLANNING COMMISSION RECOMMENDING APPROVAL OF AMENDMENTS TO THE 1992 HOUSING ELEMENT OF THE CITY GENERAL PLAN TO THE CITY COUNCIL

WHEREAS, the City of Angels Camp adopted the Housing Element of the City General Plan August 4, 1992; and

WHEREAS, certain amendments are required to bring the element into compliance with Article 10.6 of the Government Code; and

WHEREAS, the proposed amendments are categorically exempt under CEQA Section 15305; and

WHEREAS, the Planning Commission conducted a public hearing on April 14, 1994 to consider comments on the amendments stated on attached "Exhibit A".

NOW, THEREFORE BE IT RESOLVED that the Planning Commission of the City of Angels does hereby recommend to the City Council the proposed amendments be adopted.

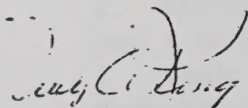
I hereby Certify the foregoing resolution was duly adopted by the Planning Commission of the City of Angels, County of Calaveras, State of California at a regular meeting of said Planning Commission held on the 14th day of April 1994, by the following vote.

AYES: Stammerjohan, Price, Griffin, Westenrider

NOES: None

ABSENT: Bergantz

ABSTAIN: None



Planning Commission Secretary



OFFICE OF THE  
PLANNING COMMISSION  
12-10-1964

A resolution of the City of Seattle, Washington, to amend the  
ordinance relating to the 1964-1965 budget, to be known as the  
1964-1965 budget, is hereby adopted.

Resolved, that the City of Seattle, Washington, do hereby  
adopt the 1964-1965 budget, to be known as the 1964-1965  
budget, as set forth in the attached report.

Resolved, that the City of Seattle, Washington, do hereby  
adopt the 1964-1965 budget, to be known as the 1964-1965  
budget, as set forth in the attached report.

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1964-1965  
1964-1965  
1964-1965  
1964-1965

Planning Commission

Issue A. Delete the paragraph on page 38 and add the following paragraph under Infrastructure Capacity:

The City owns and operates the City Water Treatment Plant, Sewer Treatment Plant and collection facilities. Both facilities comply with State permit requirements but need upgrading to accommodate new growth and to comply with new state standards for water quality. The City Council has adopted Capital Improvement Plans for the water and sewer systems in 1992 and 1993 which are funded from monthly fees and one time hook up or service fees. Both plans identify quantitative facility improvements to allow the projected population and dwelling unit increase, including services to the units comprising the regional fair share housing need. This Housing Element includes by reference the City's Water and Sewer Capital Improvements Program.

Issue B. Add the following paragraph to page 22 regarding Quantified Objectives and Table E-4:

| Table E-4<br>Quantified Objective | Jan. 1990 to July 1997 Objectives |        |              |
|-----------------------------------|-----------------------------------|--------|--------------|
|                                   | New Construction                  | Rehab. | Conservation |
| Very Low Income                   | 45                                | 5      | 5            |
| Low Income                        | 29                                | 5      | 5            |
| Moderate Income                   | 33                                | 10     | 10           |
| Above Moderate                    | 56                                | 5      | 5            |
| TOTAL                             | 163                               | 25     | 25           |

Table E-4 projects the Rehabilitation and Conservation Objectives for the City based upon projections prepared by the Central Sierra Planning Council in 1991. It is hoped voluntary participation in the PG&E home weatherization program will contribute to achieving these goals along with some historic preservation activity to maintain existing older structures.

Issue C. Housing Programs

Add to page 26 a paragraph under Housing Conditions:

The City will pursue the preparation of a Housing Condition Survey through one of the following:

1. Use City Staff and high school student volunteers to conduct a 100% survey of all housing.
2. Apply for a Community Development Block Grant to seek funding to pay a consultant to prepare the survey.
3. Seek other sources of funding for a Planning Study such as a grant from the Farmers Home Administration for a rehabilitation program.

Issue C. 2. Program Actions - Conserve Affordable Housing Stock.





Add to page 22 a section entitled "Programs to Conserve Affordable Housing Stock"

In order to achieve the goals set forth in Table E-4, it is the City's objective to assist in the replacement or conservation of those dwelling units demolished by public or private action in an effort to maintain the affordable housing stock. The City's objective is to replace 10 housing units, 4 of which were demolished between 1981 and 1991, and 6 are existing housing units requiring replacement.

Issue C. 3. 5 year Schedule of Actions - Fair Housing Outreach Program.

- Add to page 64 under Section 3.64 the following sentence:

"Housing conservation programs shall be established by 1994 with emphasis upon voluntary incentives to promote conservation."

- Add a new Policy 3.65 to page 64.

Policy 3.65 establish an information and housing referral network with the County and locate housing providers to share in the costs and services addressing special housing needs.

Responsible Agency: City Planning Department

Time Period: January 1994

Funding Source: General Fund

Issue D. Public Participation

Add to page 56 the following sentences "Efforts were made to involve the residents of the mobile home parks who are on fixed incomes and the local area aging council with minimal response. The City will continue to encourage public input throughout the planning process. Copies of the draft Housing Element were made available for review at City Hall with numerous study sessions before the Planning Commission and City Council. Public hearing notices were posted at City Hall, the Fire Hall, two post offices and in the Calaveras Californian for all required public hearings.





CITY OF ANGELS

CITY COUNCIL

Resolution 94-19

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANGELS AMENDING THE  
GENERAL PLAN LAND USE MAP AND HOUSING ELEMENT

WHEREAS, the City of Angels Camp adopted the Housing Element of the City General Plan August 4, 1992; and

WHEREAS, certain amendments are required to bring the element into compliance with Article 10.6 of the government code; and

WHEREAS, the proposed amendments are categorically exempt under CEQA Section 15305; and

WHEREAS, the Planning Commission conducted a public hearing on April 14, 1994 to consider comments on the amendments stated on attached "Exhibit A"; and

WHEREAS, the Planning Commission of the City of Angels does hereby recommend to the City Council the proposed amendments be adopted.

NOW, THEREFORE BE IT RESOLVED, on April 19, 1994 the City Council considered the amendments, conducted and closed the hearing and directed Staff to prepare a resolution adopting the amendments to the Housing Element.

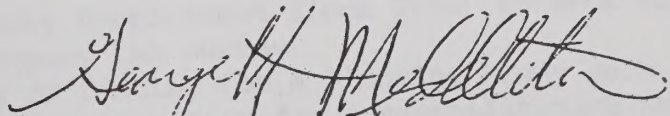
NOW, THEREFORE BE IT FURTHER RESOLVED, that the City Council of the City of Angels adopts the attached described amendments to the City of Angels General Plan to comply with Article 10.6 of the government Code per State Department of Housing and Community Development finding the amendments are categorically exempt from CEQA per Section 15305.

BE IT FURTHER RESOLVED that the Housing Element amendments of the City of Angels General Plan shall take effect immediately upon adoption of this resolution.

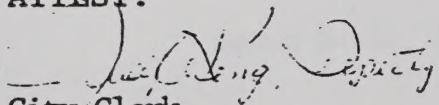
BE IT FURTHER RESOLVED that the amendments to the General Plan are hereby found to be consistent with the goals, policies and objectives contained in the Housing Element.

PASSED AND ADOPTED this 19th day of April 1994, by the following vote:

|          |                                               |
|----------|-----------------------------------------------|
| AYES:    | Middleton, Folendorf, Adams, Newcomb, Johnson |
| NOES:    | None                                          |
| ABSENT:  | None                                          |
| ABSTAIN: | None                                          |

  
Mayor

ATTEST:

  
City Clerk





Issue A. Delete the paragraph on page 38 and add the following paragraph under Infrastructure Capacity:

The City owns and operates the City Water Treatment Plant, Sewer Treatment Plant and collection facilities. Both facilities comply with State permit requirements but need upgrading to accommodate new growth and to comply with new state standards for water quality. The City Council has adopted Capital Improvement Plans for the water and sewer systems in 1992 and 1993 which are funded from monthly fees and one time hook up or service fees. Both plans identify quantitative facility improvements to allow the projected population and dwelling unit increase, including services to the units comprising the regional fair share housing need. This Housing Element includes by reference the City's Water and Sewer Capital Improvements Program.

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| Quantified Objective | New Construction | Rehab.                            | Conservation |  |
| Very Low Income      | 45               | 5                                 | 5            |  |
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| Above Moderate       | 56               | 5                                 | 5            |  |
| TOTAL                | 163              | 25                                | 25           |  |

Table E-4 projects the Rehabilitation and Conservation Objectives for the City based upon projections prepared by the Central Sierra Planning Council in 1991. It is hoped voluntary participation in the PG&E home weatherization program will contribute to achieving these goals along with some historic preservation activity to maintain existing older structures.

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3. Seek other sources of funding for a Planning Study such as a grant from the Farmers Home Administration for a rehabilitation program.

Issue C. 2. Program Actions - Conserve Affordable Housing Stock.

Table 1. Summary of the proposed and existing water supply system for the City of Los Angeles.

The City of Los Angeles is a coastal city with a population of approximately 4 million. The city is located in the southwestern United States, and its water supply is primarily derived from the Colorado River. The city's water supply system is a complex of dams, canals, and treatment plants. The city's water supply is divided into two main areas: the San Gabriel River and the Colorado River. The San Gabriel River is a tributary of the Colorado River, and it provides water to the city's San Gabriel River Water Treatment Plant. The Colorado River provides water to the city's Colorado River Water Treatment Plant. The city's water supply system is a complex of dams, canals, and treatment plants. The city's water supply is divided into two main areas: the San Gabriel River and the Colorado River. The San Gabriel River is a tributary of the Colorado River, and it provides water to the city's San Gabriel River Water Treatment Plant. The Colorado River provides water to the city's Colorado River Water Treatment Plant.

Table 2. Summary of the proposed and existing water supply system for the City of Los Angeles.

| Water Source      | Existing Capacity (MGD) | Proposed Capacity (MGD) |
|-------------------|-------------------------|-------------------------|
| San Gabriel River | 100                     | 100                     |
| Colorado River    | 100                     | 100                     |
| Total             | 200                     | 200                     |

The City of Los Angeles is a coastal city with a population of approximately 4 million. The city is located in the southwestern United States, and its water supply is primarily derived from the Colorado River. The city's water supply system is a complex of dams, canals, and treatment plants. The city's water supply is divided into two main areas: the San Gabriel River and the Colorado River. The San Gabriel River is a tributary of the Colorado River, and it provides water to the city's San Gabriel River Water Treatment Plant. The Colorado River provides water to the city's Colorado River Water Treatment Plant. The city's water supply system is a complex of dams, canals, and treatment plants. The city's water supply is divided into two main areas: the San Gabriel River and the Colorado River. The San Gabriel River is a tributary of the Colorado River, and it provides water to the city's San Gabriel River Water Treatment Plant. The Colorado River provides water to the city's Colorado River Water Treatment Plant.

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Table 4. Summary of the proposed and existing water supply system for the City of Los Angeles.



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Policy 3.65 establish an information and housing referral network with the County and locate housing providers to share in the costs and services addressing special housing needs.

Responsible Agency: City Planning Department

Time Period: January 1994

Funding Source: General Fund

Issue D. Public Participation

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# Notice of Determination

Supplementary Document P

To: \_\_\_\_\_ Office of Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

From: (Public Agency) \_\_\_\_\_

City of Angeles

P. O. Box <sup>(Address)</sup> 667

Angels Camp, Ca. 95222

**FILED**

AUG 22 1995

## Subject:

Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

City of Angels General Plan

CALAVERAS COUNTY  
Karen Varni, County Clerk

*Mary Jo Huffra*  
Deputy

## Project Title

SCH 94032076

William R. Garr

(209) 736-2181

State Clearinghouse Number  
(If submitted to Clearinghouse)

Lead Agency  
Contact Person

Area Code/Telephone/Extension

City of Angels, Calaveras County, California

## Project Location (include county)

## Project Description:

Amended General Plan for the City of Angels consisting a Land Use Element, Housing Element (4-19-94), Open Space/Conservation Element, Circulation Element, Noise Element, Safety Element, Public Facilities Element.

This is to advise that the City of Angels has approved the above described project on

☒ Lead Agency ☐ Responsible Agency

7-18-95 and has made the following determinations regarding the above described project:  
(Date)

1. The project ☐ will ☐ will not] have a significant effect on the environment.
2. ☒ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.  
☐ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures ☐ were ☐ were not] made a condition of the approval of the project.
4. A statement of Overriding Considerations ☐ was ☐ was not] adopted for this project.
5. Findings ☒ were ☐ were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval is available to the General Public at:

*William R. Garr*

8-16-95

City Administrator

Signature (Public Agency)

Date

Title

Date received for filing at OPR:



1. Name of Applicant: \_\_\_\_\_  
2. Address of Applicant: \_\_\_\_\_  
3. City and State: \_\_\_\_\_

4. Date of Filing: \_\_\_\_\_  
5. Date of Publication: \_\_\_\_\_

6. Name of Agent: \_\_\_\_\_  
7. Address of Agent: \_\_\_\_\_

8. Date of Agent's Appointment: \_\_\_\_\_

9. Name of the Property: \_\_\_\_\_  
10. Address of the Property: \_\_\_\_\_

11. Name of the Owner: \_\_\_\_\_  
12. Address of the Owner: \_\_\_\_\_

13. Name of the Lessor: \_\_\_\_\_  
14. Address of the Lessor: \_\_\_\_\_

15. Name of the Lessee: \_\_\_\_\_  
16. Address of the Lessee: \_\_\_\_\_

17. Name of the Mortgagee: \_\_\_\_\_  
18. Address of the Mortgagee: \_\_\_\_\_

19. Name of the Debtor: \_\_\_\_\_  
20. Address of the Debtor: \_\_\_\_\_

21. Name of the Creditor: \_\_\_\_\_  
22. Address of the Creditor: \_\_\_\_\_

23. Name of the Assignor: \_\_\_\_\_  
24. Address of the Assignor: \_\_\_\_\_

25. Name of the Assignee: \_\_\_\_\_  
26. Address of the Assignee: \_\_\_\_\_

# Notice of Determination

Supplementary Document P

To: \_\_\_\_\_ Office of Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

X County Clerk  
County of Calaveras

From: (Public Agency) \_\_\_\_\_  
City of Angeles  
P. O. Box 667 <sup>(Address)</sup>  
Angels Camp, Ca. 95222

## Subject:

Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

City of Angels General Plan

## Project Title

SCH 94032076

William R. Garr

(209) 736-2181

State Clearinghouse Number  
(If submitted to Clearinghouse)

Lead Agency  
Contact Person

Area Code/Telephone/Extension

City of Angels, Calaveras County, California

## Project Location (include county)

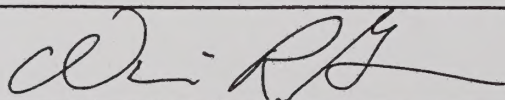
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This is to advise that the City of Angels has approved the above described project on  
☒ Lead Agency ☐ Responsible Agency  
7-18-95 and has made the following determinations regarding the above described project  
(Date)

1. The project ☐ will ☐ will not have a significant effect on the environment.
2. ☒ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.  
☐ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures ☐ were ☐ were not made a condition of the approval of the project.
4. A statement of Overriding Considerations ☐ was ☐ was not adopted for this project.
5. Findings ☒ were ☐ were not made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval is available to the General Public at:



Signature (Public Agency)

8-16-95

Date

City Administrator

Title

Date received for filing at OPR:

sent 8-16-95









TO: City Engineer  
City Administrator

FROM: Planning

SUB: GENERAL PLAN COMMENTS

DATE: 11-9-94

Attached are the verbal and written comments regarding the  
General Plan received to date.





**TO:** City Engineer  
City Administrator

**FROM:** Planning

**SUB:** GENERAL PLAN COMMENTS

**DATE:** 12-9-94

Attached are the verbal and written comments regarding the General Plan received to date.

TO: City Engineer  
City Administrator

FROM: Planning

SUB: GENERAL PLAN - 1970-1980

DATE: 12-8-76

Approved and the subject and subject committee meeting  
Thomas J. [unclear] [unclear]



TO: Mayor and Councilmembers  
FROM: City Administrator  
SUBJECT: GENERAL PLAN CONTINUED HEARINGS  
DATE: October 27, 1994

Because of the status of the EIR work on the General Plan I would recommend the following:

1. Council continue to receive input from any interested parties at your meeting of November 1, 1994.
2. Continue the hearing to your next regular meeting on November 15, 1994. The planned meeting on November 10th is not necessary and does interfere with the Planning Commission regular meeting.

It is hoped that by the November 15 date we will be able to present a response to all comments presented at previous hearings and suggest a schedule for finalization of the General Plan.

1. The first part of the document is a list of the names of the members of the committee.

1. The first part of the document is a list of the names of the members of the committee.
2. The second part of the document is a list of the names of the members of the committee.
3. The third part of the document is a list of the names of the members of the committee.
4. The fourth part of the document is a list of the names of the members of the committee.

2. The second part of the document is a list of the names of the members of the committee.

**TO:** City Council  
**FROM:** Planning  
**SUBJECT:** GENERAL PLAN MAPS  
**DATE:** September 26, 1994

Attached please find the maps for the Draft General Plan.

**REMINDER:**

A Public Hearing on the Draft General Plan will be held Thursday, 10-13-94 - 7:00 P.M.  
the Fire House.



TO: Mr. [Name]  
FROM: [Name]  
SUBJECT: [Subject]  
DATE: [Date]

RE: [Subject]

RE: [Subject]

A further investigation into the [Subject] has been completed. The results of the investigation are as follows:

CITY OF ANGELS

MEMORANDUM

TO Judy King, Planning Commission Secretary  
FROM Roark Weber, City Engineer  
RE General Plan - General Comments  
DATE 30 August 1994

Judy, the General Plan is really coming together. In reviewing the latest draft of the Circulation Element and Public Facilities Element, a couple of suggestions came to mind that might make this document easier on the eye and easier to use. Because this document will be a reference document and used by many different people, we need to make it as easy to read as possible. The following are some ideas for your consideration:

1. Add a couple spaces between the section number and section heading. Add a space between section heading and text of section. For example:

5.1 PURPOSE

The Circulation Element addresses....

2. When listing numerical items, indent the text and leave a blank line between items. For example:
  1. The Circulation Element is based on population projections that are also used in the Land ...
  2. Projections of future travel demand are based upon the land use element distribution of ...
3. The information in Section 5.4, Functional Classifications, needs to be formatted so that the column headings stand out (maybe with bold and underline) and the data in the columns needs to line up so it is clear what information belongs in what category. Perhaps a table would work out well here. Somehow we need to get the information under the proper heading. (See page 18, Part 5).
4. Watch for "widows" and "orphans." (One line of text at the bottom or top of a page.)





5. Tables which list numbers should line up. (See page 20, Part 5.)
6. The last section of each part should be formatted consistently. For example:

#### 5.14 GOALS, POLICIES, AND IMPLEMENTATION MEASURES

A. GOALS

B. POLICIES

C. IMPLEMENTATION MEASURES

7. Please go through all the sections and check the format so that it is consistent throughout. (i.e. bold, underline, etc.)

Judy, I think making some of these changes will give this document a more polished look. Let me know what you think. Attached is the Sonoma County General Plan which was the format John Bart though suitable for the City.

Thanks for all your help. I know it hasn't been easy.

#1199/nlm



TO: Planning Commission

FROM: City Engineer  
Planning Commission Secretary

SUBJECT: REVISED GENERAL PLAN

DATE: 7-8-94

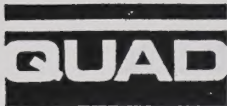
City Engineer was directed by the City Administrator several weeks ago to re-format the General Plan.

Attached is a copy of the revised plan in a very rough form. No maps or exhibits are attached.

Roark will be at the Planning Commission meeting 7-14-94 to review and seek direction from the Commission.







RECEIVED

SEP 21 1993

CITY OF ANGELS

September 20, 1993

City of Angels  
P.O. Box 667  
Angels Camp, CA. 95222  
Attn: Mr. John Bart  
City Administrator

SUBJECT: Review of City of Angels General Plan

Dear John:

My staff and I have reviewed the City of Angels 1993 Draft General Plan and 1992 adopted Housing Element for adequacy in relation to State law, the General Plan Guidelines, and the Housing Element Guidelines. This analysis is based on the minimum mandatory requirements, and not merely features that would be desirable or nice to have.

In terms of format, some elements include all the implementation measures at the end, while others integrate them with the goals and policies. A general problem with the document is not so much what it lacks (which would not be that difficult to remedy), but that it does not do a comprehensive and comprehensible job of presenting background information and documentation, and relating that to the policy statements which follow. As the General Plan Guidelines state, "solid policy is based on solid information." A general caveat is that we apparently do not have a copy of referenced appendices, so were unable to review them.

A final general evaluation is that many policy statements are worded in terms of "should" instead of "shall", and thus do not represent a strong commitment on the part of the City. The General Plan Guidelines state as follows:

Use of the word "should" to give the impression of more commitment than actually intended is a common, but unacceptable practice. It is better to adopt no policy than to adopt a policy with no backbone.

2530 J STREET

SUITE 302

SACRAMENTO

CALIF. 95816

7-1700

FAX /447-2874

FRESNO

VISALIA

BAKERSFIELD

RECEIVED

JUL 11 1973

CITY OF ALBANY

ALBANY  
CLERK  
CITY OF ALBANY

September 10, 1973

City of Albany  
City Clerk  
Albany, New York  
12242

Dear Sir:

Re: Albany

The City of Albany is pleased to announce that the Albany City Council has approved the proposed Albany City Charter. The Charter is a comprehensive document that sets forth the basic principles and policies of the City of Albany. It is a landmark document that will guide the City in the future.

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Very truly yours,  
[Signature]  
[Name]  
[Title]



### 1992 Housing Element

For the Housing Element analysis, we relied on the correspondence from HCD, since their determination regarding compliance with State law carries a great deal of weight. According to their 1992 letter, inclusion of the following will bring the Housing Element into compliance:

- Incorporation of the housing condition survey recently completed by QUAD into the Housing Element.
- Specific information on the availability of sewer, water and storm drainage (for sewer and water, this should be available from the City's Sewer and Water Master Plans, referenced in the General Plan).
- Establishment of numerical objectives for the conservation of affordable housing.
- Establishment of an implementation date for the City's new fair housing outreach program.
- Inclusion of a program to work with the County to address special housing needs.
- A description of the City's actions to involve lower-income households, service and/or housing advocacy groups in the development of the Housing Element.

Although not mentioned or required, we would advise the City to "take credit" for redevelopment planning by including it as a program in the Housing Element. The 20% housing set-aside can be listed as a funding source for conservation of affordable housing and infrastructure improvements.

### 1993 Draft General Plan

#### Introduction

Some of the discussion of General Plan requirements should be clarified. It is mentioned that the Land Use Element must address population density and building intensity; however, it only mentions that in relation to residential uses, when the requirement applies to all types of uses.

## The Program

The program is designed to provide a comprehensive overview of the program's objectives, goals, and activities. It is intended to be a valuable resource for all participants in the program.

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## The Program

### Introduction

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A description of the citizen participation process used in the formulation and adoption of the General Plan should be included somewhere, and this would seem to be the logical section.

### Environmental Setting

The section entitled "Existing Land Use" includes some strange numbers and categories in a table that relates to traffic modeling. These should be explained, and their relationship to the General Plan explained. If these numbers are not consistent with the assumptions used for the Land Use Element, either the traffic modeling needs to be updated, or the Land Use Element rethought. The lack of "buildout" data based on the proposed General Plan makes it difficult to reach a conclusion as to consistency.

The Land Use Map (Diagram) that we were provided does not include the entire 14.5 square mile planning area, and there is no explanation as to why it does not. There is apparently no map in the General Plan that shows the entire planning area. The diagram does not show future solid waste sites or school sites, as required (if there are none, that should be explained). There is reference to an official map at City Hall; however, if it includes more area than the diagram in the document, it should be reproduced in some fashion in the document, or its contents at least described.

The text says that the land use designations include standards of population density and building intensity, but they do not (it is not in the Land Use Element either). This is an important omission. These standards are used to calculate the maximum possible development that can occur under the Land Use Element ("buildout"), which can then be used to determine the required circulation system.

### Circulation Element

The circulation system definitions do not include definitions of major and minor collectors, which are shown on the circulation diagram.

Circulation Element case law (based on a Calaveras County case) requires the land use and circulation elements to be correlated (closely, systematically or reciprocally related) and to set forth standards and proposals based on change in demands resulting from changes in land use. Discrepancies or inconsistencies cannot be solved by asking other government agencies for money. The General Plan Guidelines also state that if the circulation element is to be an effective basis for exactions, it must be based upon traffic studies that are sufficiently detailed to link land uses and related demand to future dedications. The City's Circulation Study should fulfill this requirement; however, the Circulation



A description of the culture and customs of the Japanese people, and the way in which they have changed in the last few years.

## 2. The Japanese people

The Japanese people are a very interesting and different people. They are very hard working and very intelligent. They are very polite and very friendly. They are very clean and very organized. They are very honest and very trustworthy. They are very brave and very courageous. They are very kind and very generous. They are very patient and very tolerant. They are very calm and very peaceful. They are very happy and very content. They are very healthy and very strong. They are very beautiful and very attractive. They are very smart and very clever. They are very rich and very powerful. They are very famous and very well known. They are very loved and very respected. They are very admired and very admired. They are very loved and very respected. They are very admired and very admired.

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## 3. The Japanese economy

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Element needs to explain the relationship between the study results and the Circulation Element goals, objectives, policies, and implementation program. As described above, the assumptions used to develop the two elements need to be consistent.

The Circulation Element should also establish the level of service standard(s) for City roadways. This should be based on the information and recommendations of the Circulation Study. There needs to be a relationship, or "nexus", between existing needs (as identified in the Study) and road improvements and impact fees required by the Circulation Element, especially as they are applied to private developers.

There appears to be an inconsistency between statements about existing traffic conditions in the Environmental Setting and the Circulation Element. In the Setting section, it is stated that the entire area is considered by Caltrans to be an area of low traffic volume, that there are no high traffic volume areas in Calaveras County and should not be any for 10-20 years. The Circulation Element states that the existing circulation system is badly overburdened and in need of immediate relief, and that Main Street is severely impacted by traffic congestion.

While impact fees are discussed and proposed in other elements of the General Plan, there is no mention of them in the Circulation Element. Reference should at least be made to the other element(s) where they are found.

### Community Development

Deficiencies with land use designations and the land use diagram are discussed above. The General Plan Guidelines provide definitions of population density and building intensity.

There are a number of policies in this element regarding energy conservation that have no foundation in the text or setting section; there should be some basis for these policies.

There should also be a description in the text of the foundation for the Historic Preservation portion of the element, although this is probably not required because it is an advisory element. The text should include a description of such items referred to in the policies as the historic resources inventory and design review process.



It is the duty of the Government to provide for the welfare of the people and to ensure that the resources of the country are used in the most effective manner possible. The Government should also ensure that the people are able to participate in the development of the country.

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## Conclusion

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## Environmental Management Element Open Space/Conservation Element

The policy statements need to be considered in light of the "First English" case and other relevant court decisions, to be sure that property owners still have some economic use of their property. The definition of open space in the Environmental Setting section does not indicate whether structures are allowed or not, and it is unclear whether all the parcels so designated can be used for agricultural purposes or some other use. The definition in the Open Space/Conservation Element appears to differ from that definition, which would represent an internal inconsistency. There is no mention of wildlife, streams, demands for trail-oriented recreational use or consultation with other water agencies within the planning area (issues which are required to be addressed). Policy #9 refers to the California Air Resources Board Act of 1976 rather than the California Clean Air Act of 1988.

If the Division of Mines and Geology has completed a survey of important mineral resources for Calaveras County, certain requirements apply to include that information and related policies in the General Plan.

## Safety/Hazards Element

The Safety Element is required to provide mapping of known seismic and other geologic hazards. This Safety Element includes a geologic map, but it does not appear to be a hazards map. The Safety Element is also required to address evacuation routes, peakload water supply requirements, and minimum road widths and clearances around structures. It should discuss the seismic hazard zone(s) for the planning area (this would presumably be available from the Calaveras County General Plan). The Element also needs to map State Responsibility Areas for fire protection within the planning area.

Although it is not required to be part of the Safety Element in particular, State law requires cities to adopt the County Hazardous Waste Management Plan either as part of their general plan or by ordinance; it is not clear what the City of Angels has done in this regard.

## Noise Element

General plan law requires the Noise Element to analyze and quantify noise to the extent practicable. Noise contours, both existing and projected, are required to be shown for noise sources in terms of  $L_{dn}$  or CNEL, prepared on the basis of noise monitoring or generally accepted modeling techniques. Apparently the City did not conduct any noise



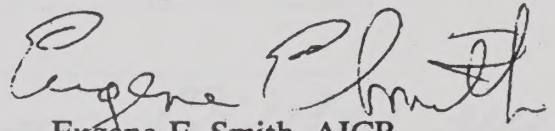


monitoring or perform noise modeling in the preparation of the Noise Element. The City appears to have done the best it could to prepare these maps without the benefit of noise monitoring or modeling.

The Noise Element is required to establish standards and criteria for community noise, and implement policies and standards sufficient to comply with State noise insulation requirements. Another Calaveras County court case established that the Noise Element must be adequate to serve as a basis for analyzing projects that may increase noise levels. In Policy 9, the Element establishes a noise level standard for residential outdoor activity areas; this appears to be the only land use for which a standard is established.

I hope this analysis is helpful to you in the adoption process for the City's General Plan, as well as your redevelopment planning. I would be happy to review this analysis with you in more detail or answer any questions you have regarding this letter.

Sincerely,

  
Eugene E. Smith, AICP  
Vice President

cc: Ed Quinn





## General Plan Revisions

- ① Can we include street names for Greenhoad & zoning
- ② Can street names on maps be more legible
- ③ Overlapping lines look messy (personal opinion)
- ④ Do we bind the Housing Element with the GP?

Letter enclosed from QUAD review.  
How critical is this stuff?  
Do we need to make changes?

D. A. T. O. 7-6-95

# Course Plan

1. Introduction to the course

2. Basic concepts

3. Advanced topics

4. Case studies

5. Final project

6. Review and assessment

7. Conclusion

Notes and references

8. Bibliography



DRAFT GENERAL PLAN  
PUBLIC HEARING - Thursday - October 13, 1994

PUBLIC COMMENT:

Letters received from: Terry & Barbara Broadhead  
P.O. Box 389  
Angels Camp, Ca. 95221

APN 57-021-07 and APN 58-010-20 changed from RL to RM land use designation.

Arto & Jeanne Hirvonen  
P.O. Box 141  
Angels Camp, Ca. 95221

APN 57-021-11 and APN 58-010-20 changed from RL to RM land use designation.

Mary Voor

APN 57-021-09 changed from RL to RM land use designation.

Dorothy Finley

APN 57-021-10 changed from RL to RM land use designation.

Gregory Gran

APN 57-021-08 changed from RL to RM land use designation.

VERBAL COMMENTS:

Ron Davis:

1. Wants Sierra St to be included in the circulation element.
2. Tuolumne to Angel Oaks boundary be included or remain in the General Plan
- ✓ 3. Designate 1.55 acre parcel to OS

Dick Wilmshurst:

- ✓ 1. Consider AG to RL designation next to I property on Hwy. 4 west of Hwy. 49
2. Concerned with circulation in the area of new Hwy. 4 - Monte Verda to Gardner Lane.

WILL SUBMIT A MAP TO CITY

FRANKLIN COUNTY, OHIO

Franklin County, Ohio  
Public Records  
Franklin County, Ohio

Franklin County, Ohio  
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Franklin County, Ohio

## BRET HARTE UNION HIGH SCHOOL DISTRICT

P.O. Box 7000 • Altaville Station • 323 S. Main St. • Angels Camp, California 95221 • (209) 736-2507 • Fax (209) 736-9402

BRET HARTE — ARNOLD — COPPER COVE — VALLECITO

JOSEPH W. WILIMEK  
Superintendent

*Board of Trustees*  
JOAN LARK, *President*  
CLAYTON RASMUSSEN, *Clerk*  
Dr. ELLIOTT SMART  
TONY TYRRELL  
JOHN VIERRA

September 11, 1995

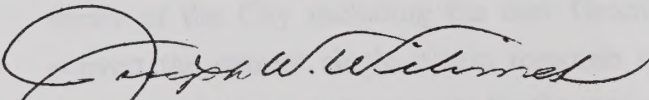
Mr. William R. Garr, City Manager  
City of Angels  
PO Box 667  
Angels Camp, CA 95222

Dear Mr. Garr:

In our previous discussions regarding the City of Angels Draft General Plan, I was disturbed that the school districts and the needs of the schools within the city limits were not addressed. Our legal counsel has drafted the attached General Plan Language supporting the schools and a Ordinance for your consideration.

If you have questions regarding the information I have submitted, please feel free to contact me.

Sincerely,



Joseph W. Wilimek  
District Superintendent

JWW/cs

Enclosure

**RECEIVED**

**SEP 13 1995**

**CITY OF ANGELS**



BREY HARTÉ UNION HIGH SCHOOL DISTRICT

1000 North 1st Street, Suite 100, Phoenix, Arizona 85004  
Telephone: (602) 254-1234

1000 North 1st Street  
Suite 100  
Phoenix, Arizona 85004

October 1, 1982

Mr. William H. Jones, City Manager

City of Phoenix

Phoenix, Arizona

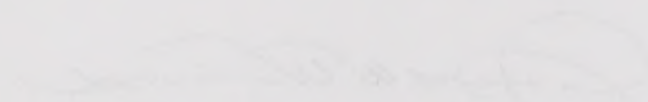
Re: City of Phoenix

Dear Mr. Jones:

On September 1, 1982, the City of Phoenix was notified by the Arizona Department of Education that the City of Phoenix was in violation of the Arizona Education Code, Title 15, Chapter 1, Article 1, Section 1-101. The Department of Education has advised that the City of Phoenix is in violation of the Arizona Education Code, Title 15, Chapter 1, Article 1, Section 1-101, which requires that the City of Phoenix maintain a minimum level of funding for the City of Phoenix.

It is requested that you advise the Department of Education of the City of Phoenix's position regarding this matter.

Sincerely,



William H. Jones  
City Manager

RECEIVED

OCT 1 1982  
CITY OF PHOENIX

1000 North 1st Street  
Suite 100  
Phoenix, Arizona 85004

## Findings & Conclusions

Revisions recommended by  
the Fire Chief cc: Judy Delaney  
Rog

This evaluation of the City's fire protection system has led to the findings and conclusions that are summarized below. In many ways these conclusions are similar to those of the 1997 Fire Protection Study Committee, although the committee did not fully evaluate specific joint service delivery options. These findings fall into the following three categories:

- *Individual City Actions* – These are actions that the City is fully empowered to undertake within its own resources and capabilities.
- *Joint or Cooperative Actions* – These are steps that the City may be able to take through collaboration with the closest adjacent jurisdiction, the Altaville-Melones Fire Protection District. These actions would improve the City and District's ability to carry-out mutual and automatic aid to each other.
- *Jurisdictional Consolidation* – These are actions that might be taken to fully consolidate City and District operations.

### Individual Actions

Several types of fire protection system enhancements were identified that include construction of a new station, emergency power for water/fire flow, added fire apparatus and related equipment, and expanded training and support for volunteer fire protection personnel.

1. *Station Expansion* - Construction of a new fire station is required to serve the southwest sector of the City including the new Greenhorn Creek subdivision. This station would convert the current single-station response system to a two-station response system. The City's construction cost estimate for the station is approximately \$105,000. Provision of the site, which is immediately adjacent to the Greenhorn Creek subdivision, is a condition of development of the project. Alternatives to the construction of this station are discussed later in this report. However, other alternatives do not, at the present, appear feasible.
2. *Equipment Acquisition* - These actions include purchase of a new Type I class pumper and related fire hose and support equipment. The new pumper would replace an existing engine

NORTHWEST

The University of Chicago Library has been a leading force in the development of the library profession. It has been a pioneer in the use of new technologies and in the development of new services. It has been a leader in the development of the library profession and in the development of the library profession.

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*delete*

that will be removed from service, ~~allowing a twenty-five year old fully depreciated front line unit to be assigned to reserve status.~~

The cost of the new Type I pumper is \$159,000 which would be paid from a combination of loan proceeds and the City's general fund. Related equipment includes hoses, nozzles, and related gear. The estimated cost of these items would be paid from the City's general fund.

3. *Emergency Power*- Emergency power is needed to insure continual water/fire flow in the event of power interruption. The equipment would be installed at the City's water plant for an estimated cost of \$85,000 and would be paid from the City's water utility fund.
4. *Other Support and Training* – Training activities are those that are largely related to installing and acquainting volunteer personnel with the new engine. Miscellaneous safety gear (i.e. clothing) is also included.

The table on the following page specifies time frame, funding requirements and sources and implementation and monitoring responsibilities for the actions that are described immediately above.

and will be made in the future. The Commission is not in a position to make any statement at this time.

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## Joint or Cooperative Actions

While it would be feasible to functionally consolidate City and Altaville-Melones Fire Protection District resources it may not be practical to do so in the near term. In the event that either agency is not interested in working toward a full integration of their fire departments, a number of other actions that the City and District can be undertaken to more closely coordinate their service functions as follows:

1. *Joint Training* - Establish a joint city/training program and schedule at least two to three joint operational training exercises between the City and District once each year. Existing training resources would be utilized resulting in no added costs except that which is normally budgeted for this purpose on an annual basis.
2. *Standard Equipment* - Enter into discussions with the District to standardize fire apparatus and equipment to the maximum extent practical. Coordinate replacement of equipment to encourage standardization. This will encourage stronger joint training, mutual and automatic aid efforts, and will make these efforts more meaningful.

At present, the City and District utilize different types of fire apparatus (e.g. engines). City apparatus is geared primarily for structural fire protection, while District equipment is designed to accommodate wild land conditions. This recommendation does not anticipate added costs for fire apparatus (i.e. fire engine) replacement by either entity, only that stronger coordination between the two agencies be made so that when replacement actions are taken, standardization can be improved.

*Entire Service Area*

3. *Mutual and Automatic Aid* - Maximize the use of automatic aid arrangements between the City and District. Since 1997 the City and District have operated under an automatic aid agreement for ~~a small part of a city service area in the southwest part of the community.~~ Such agreements can represent significant savings over time by sharing resources rather than adding new resources. Aid agreements can potentially cause added cost to be incurred. Accordingly, the cost and benefit trade-offs of added resources vs. automatic and expansion of automatic aid must be evaluated on a case by case basis.
4. *Annual Reports* - Request the Chiefs of the City and District fire departments to submit annual reports on City/District coordination efforts as a means of monitoring achievements





## RECOMMENDATIONS OF BRET HARTE UNION HIGH SCHOOL DISTRICT REGARDING TREATMENT OF SCHOOL SERVICES AND FACILITIES IN THE CITY OF ANGELS GENERAL PLAN

The following revisions to the City of Angels' Draft General Plan, dated September, 1994 are proposed by Bret Harte Union High School District. These revisions are intended to update the information in the Draft General Plan, and also to ensure adequate treatment of school facilities issues, including the addition of implementation measures concerning school facilities. Proposed changes are denoted below by ~~strikeouts~~ for recommended deletions and redlining for proposed additions.

### PROPOSED REVISIONS:

#### 1.7 PLAN ELEMENTS

\* \* \* \*

Public Facilities: The various public facilities which may affect the future development of the city are emphasized, including water, sewer, schools, and others.

\* \* \* \*

#### 1.8 CITIZEN PARTICIPATION

The City has encouraged a high degree of public awareness of planning and development issues and participation by interested citizens in the preparation and consideration of plan policies. The Planning Commission conducted numerous workshops and public hearings in preparation of this document for City Council adoption. The City Zoning Ordinance requires public hearings for site plan review on virtually all high density residential, or commercial development for individual projects. This provision guarantees city's participation in all projects. The subdivision ordinance requires public hearings on all tentative maps. These established procedures insure that development of the community will follow the input of this General Plan. Local agencies, residents and property owners have been and will be encouraged to express their views about planning issues and policies incorporated in this general plan.

\* \* \* \*

#### 8.10 SCHOOLS

Since the adoption of the 1982 General Plan the Bret Harte Union High School and Mark Twain Elementary School Districts have increased their enrollment. Bret Harte High went





from 535 students in 1980 to 765 regular education students in the 1991/92 school year. Mark Twain Elementary went from 326 students in 1980 to 735 students in the 1991/92 school year. Due to increasing enrollments and the enlargement of standard class sizes, the addition of classrooms and facilities have occurred over the past 10 years to meet the education needs of the area.

Bret Harte Union High School District has a total capacity of 824 regular education students. The number of such students actually enrolled is expected to increase to over 800 students in 1995/96. The District's student population is expected to exceed existing capacity within the next two to three years. Additionally, the High School District's facilities, particularly vocational education areas, are in need of improvement, modernization and enlargement.

In March of 1992, the Calaveras County Office of Education commissioned a County-wide district level demographics and school facility study for the purpose of providing the districts, the County and the City with factual information that could be used in the development of solutions to the school facility problems in Calaveras County. This study includes enrollment projections to the year 2001. More recently, in January of 1995 the High School District had a Five Year Facility Plan Update prepared that includes enrollment projections to the year 2008. The following tables are excerpts from these studies which show the historical enrollment and projection to the year 2001. The studies do not distinguish by address the students who live in Angels and other parts of the County. Refer to Map 7 showing the school district boundaries.

[City to insert enrollment projection information from studies]

To project future student yields, the master facilities plans, and, in the High School District's case, the Five Year Facility Plan Update, report the following student yield factors, which are subject to adjustment depending on future studies and trends:

| Grade Level | Student Yield per Dwelling |
|-------------|----------------------------|
| Preschool   | .14                        |
| K-6         | .22                        |
| 7-8         | .06                        |
| K-8         | .06                        |
| 9-12        | .1153                      |

The school districts currently collect a School Impact Fee for residential construction pursuant to state statutory law which is determined on the basis of square feet of new construction. That fee, however, is insufficient in itself to generate adequate funds for construction of new school facilities or expansion of existing facilities. At this time, due to the failure of the most recent statewide school facility bond issues, state funding may also be unavailable for such improvements or construction. Similarly, the Leroy F. Greene Lease-Purchase Law, providing State funds to overcrowded school districts, is an uncertain and unreliable source of revenues because of the existing short-fall in State revenues and tremendous need for school facilities statewide. In addition, there is a lengthy time lag



from 1970 onwards. In 1970, the population of the United Kingdom was 56.5 million. By 1980, it had increased to 57.8 million. The population of the United Kingdom in 1990 was 59.2 million. The population of the United Kingdom in 2000 was 60.6 million. The population of the United Kingdom in 2010 was 62.0 million. The population of the United Kingdom in 2020 was 67.3 million.

The population of the United Kingdom has increased by 10.8 million since 1970. This is an increase of 19.1%. The population of the United Kingdom has increased by 1.3 million since 1980. This is an increase of 2.2%. The population of the United Kingdom has increased by 1.4 million since 1990. This is an increase of 2.4%. The population of the United Kingdom has increased by 1.4 million since 2000. This is an increase of 2.3%. The population of the United Kingdom has increased by 5.3 million since 2010. This is an increase of 8.6%.

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## Population of the United Kingdom, 1970-2020

The population of the United Kingdom has increased by 10.8 million since 1970. This is an increase of 19.1%. The population of the United Kingdom has increased by 1.3 million since 1980. This is an increase of 2.2%. The population of the United Kingdom has increased by 1.4 million since 1990. This is an increase of 2.4%. The population of the United Kingdom has increased by 1.4 million since 2000. This is an increase of 2.3%. The population of the United Kingdom has increased by 5.3 million since 2010. This is an increase of 8.6%.

| Year | Population (millions) |
|------|-----------------------|
| 1970 | 56.5                  |
| 1980 | 57.8                  |
| 1990 | 59.2                  |
| 2000 | 60.6                  |
| 2010 | 62.0                  |
| 2020 | 67.3                  |

The population of the United Kingdom has increased by 10.8 million since 1970. This is an increase of 19.1%. The population of the United Kingdom has increased by 1.3 million since 1980. This is an increase of 2.2%. The population of the United Kingdom has increased by 1.4 million since 1990. This is an increase of 2.4%. The population of the United Kingdom has increased by 1.4 million since 2000. This is an increase of 2.3%. The population of the United Kingdom has increased by 5.3 million since 2010. This is an increase of 8.6%.

between applications for State funds for school construction and the actual construction of a school. For these reasons, it is essential that the City adopt policies to insure that new residential developments which have the potential for causing overcrowding to existing schools not be constructed unless and until adequate public school facilities are available or will be available to meet the needs of the proposed development when that development is sending children into the school system.

\* \* \* \*

## 8.12 PUBLIC FACILITIES GOALS & POLICIES

The public facility goal is to provide and maintain rural and urban services and facilities of high quality for adequate health, safety, education and general welfare, commensurate with the rate of growth and size of population.

### POLICIES TO IMPLEMENT THIS GOAL ARE AS FOLLOWS:

1. Maintain a government center and public safety and maintenance facilities.
2. Develop adequate parking for retail and commercial facilities.
3. Improve public facilities and to increase the efficiency of operation.
4. Pursue all avenues of funding to acquire monies for public facilities improvement, including improvements to or construction of school facilities.
5. City services are considered adequate for the current population. Expansion of services for new development shall be financed, in part, from developer fees based upon Traffic, Water, Sewer and other Capital Improvement Plans adopted by the City.
6. All new development within the City shall be served by adequate school facilities.
7. All new development shall pay a fair share in order to ensure the availability of adequate school facilities to accommodate students generated by such new development.
68. Develop a Master City Drainage Plan if and when funding becomes available.
79. All new development within the City shall be served by adequate water and sewer facilities.
810. All new development shall pay a fair share in order to access water and sewer facilities.
911. Maintain adequate capacity at water and wastewater facilities for future development.
1012. Develop basic raw water sources and emergency power supply to serve community in emergencies.

## 8.13 IMPLEMENTATION MEASURES

Implementation measures to achieve these goals are as follows:





1. Water and sewer improvement standards shall be continually reviewed to assure safe and efficient service.
2. Operation, maintenance, and improvement costs will be monitored to assure adequate fees are collected to operate and maintain systems.
3. New developments will be conditioned to require extension of water distribution and wastewater collection facilities.
4. When federal, state, or local funds are available prepare a Master City Drainage Plan.
5. Seek assistance from appropriate agencies in the development of parking, particularly within the commercial core.
6. Work with the appropriate agencies to secure funding for improvement to City government facilities.
7. Investigate alternatives for effective treatment and disposal of wastewater.
8. Work with the appropriate agencies to secure funding for improvements to or construction of the school facilities serving the City.
9. City Approval of new developments will be conditioned on the availability of adequate school facilities to accommodate and appropriately service students generated by such new developments or, in the alternative, on the implementation of mitigation measures sufficient to ensure the availability of adequate school facilities. A mitigation agreement signed by both the developer and the affected school districts shall serve as satisfactory evidence of adequate mitigation.

1. When the power supply is turned off, the circuit will not work.
2. The circuit will not work if the power supply is not connected correctly.
3. The circuit will not work if the power supply is not connected to the correct voltage.
4. The circuit will not work if the power supply is not connected to the correct current.
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7. The circuit will not work if the power supply is not connected to the correct ground.
8. The circuit will not work if the power supply is not connected to the correct polarity.
9. The circuit will not work if the power supply is not connected to the correct terminals.
10. The circuit will not work if the power supply is not connected to the correct pins.



[name of city/county]  
ORDINANCE NO. \_\_\_\_\_

A Zoning Ordinance of the [city council/board of supervisors]  
of the [city/county] of [name of city/county] Requiring a  
School Facilities Mitigation Plan for New Development

---

WHEREAS, on [date], the [city council/board of supervisors] adopted Resolution No. [resolution number] (General Plan Amendment No. [amendment number]) amending the [city/county]'s General Plan to implement Resolution No. [resolution number] which directed the [city/county]'s land-use policies to reflect the [city/county]'s commitment to high quality public school education by insuring that the rate of growth and the rate of school construction are compatible; and

WHEREAS, General Plan Amendment No. [amendment number] favors establishing a program (hereinafter "Program") to insure the availability of permanent (including state-approved portables) school facilities necessary to serve new residential development; and

WHEREAS, in order to protect and promote the health and safety of the school children there must be sufficient school facilities in order that conditions of overcrowding do not exist; and

WHEREAS, General Plan Amendment No. [amendment number] provides that the program could include an option allowing developers to mitigate the impact of development on the availability of public services through contribution to the availability of those services and facilities as an alternative to the allocation of building permits or denial of legislative actions based upon the lack of school facilities; and

WHEREAS, Government Code § 65860 requires [city/county] zoning ordinances to be consistent with the General Plan of the [city/county] and an ordinance is considered to be "consistent" when the land uses authorized by the ordinance are compatible with the objectives, policies and programs specified in such plan; and

WHEREAS, the [city council/board of supervisors] wishes to implement General Plan Amendment No. [amendment number] and bring its zoning ordinance into consistency with its General Plan by adopting this ordinance.

NOW, THEREFORE, BE IT RESOLVED, by the [city council/board of supervisors] that:





Section 1. The [city/county] of[name of city/county] has a responsibility to its current and future citizens to make sure that there are adequate public facilities and services to serve these citizens. High quality education requires elementary schools which have the capacity to accommodate children in neighborhood schools and middle and high schools which are adequately sized to provide opportunities for excellence.

Section 2. New residential developments will increase the demand for school facilities beyond the current limitation in fees contained in statutes, which will result in a cumulative negative impact on the overcrowding of school facilities.

Section 3. If the [city council/board of supervisors] were to continue to allow building permits for residential development to be issued without finding a solution for the school facility problem, the [city council/board of supervisors] would be violating its own General Plan policies, as adopted by General Plan Amendment No. [amendment number] and the zoning ordinance which allows development of these uses would not be consistent with those General Plan policies.

Section 4.        Assurance of School Facilities

Before approving any new residential development, assurance shall be obtained from the affected school district that it can adequately meet the needs created by the proposal.

Section 5.        Mitigation Plan Required

(a) On or after the effective date of this ordinance, when the affected school district indicates that it is unable to provide adequate school facilities, each applicant for a building permit for residential, industrial and commercial growth (hereinafter "Applicant") shall submit a mitigation plan approved by the affected school district explaining how the development for which the permit is applied is participating in a plan to provide school facilities within the school district. No new residential development shall be approved unless and until the Applicant has complied with this Section.

(b) The phrase "mitigation plan", as used in this ordinance shall include, but not be limited to, payment of a fee, implementation of a Mello-Roos Community Facilities District, other financing, or construction measures which provide funds or structures (through purchase, sale, or lease-back) for permanent school district facilities, as well as the provision of real property for school purposes.

Section 6.        Definition





New residential development means general plan amendments, specific plan adoptions/amendments, rezoning applications that propose higher residential density and residential subdivisions (including parcel maps), residential unit planned developments, and projects proposing the use of mobile homes for residential purposes. The conversion of existing apartment units into condominiums, stock cooperatives or community apartments, where no new dwelling units are created, are not new residential developments.

Section 7. Severability

If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The [city council/board of supervisors] of the [city/county] of [name of city/county] hereby declares that it would have passed this ordinance and each section, subsection, sentence, clause and phrase thereof irrespective of the fact that any one or more other sections, subsections, clauses, or phrases to be declared invalid are unconstitutional.

Section 8. This Ordinance shall be printed and published as follows:

PASSED AND ADOPTED as an urgency ordinance by the following vote:

AYES: \_\_\_\_\_

NOES: \_\_\_\_\_

ABSENT: \_\_\_\_\_

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## Section 1. Introduction

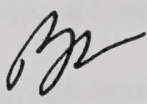
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## Section 2. Methodology

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TO: Mayor and Council Members

FROM: City Administrator 

SUBJECT: RESPONSE TO LETTERS REGARDING GENERAL PLAN

DATE: 6-27-95

A. Letter dated January 13, 1995 from George and Robin Middleton re changing the designation of APN 58-02-620 from R-3 (Residential Medium Density) to Commercial.

STAFF COMMENT: The proponent is correct in that the site is being used for limited commercial, quasi industrial uses under a continuing non-conforming use authorization. However, except for the shopping center to the east, property surrounding is all Residential Medium. It is unclear whether the area is better suited for multiple residential or commercial.

STAFF RECOMMENDATION: No action at this time.

B. Letter dated 1-15-95 from Gary S. Ribeira Sr. re changing the designation of APN 58-027-06 R-3 (Residential Medium) to Commercial.

STAFF COMMENT: A change at this is premature since it is unclear whether the area is better suited for multiple residential or commercial.

STAFF RECOMMENDATION: No action at this time.

C. Letter dated October 24, 1994 from Richard E. Wilmshurst re changing the designation of APN 62-005-11, 62-001-01 and 57-024-09 from AE (Agricultural Estates) to RL ( Residential Low Density).

STAFF COMMENT: This area is sufficient in size, topography and location to suggest the need for separate independent review. No current development is being proposed . A change at this time is premature.

STAFF RECOMMENDATION: No action at this time.



STAFF RECOMMENDATION: These constitute non-substantial clerical errors. The corrections should be made to the plan.

B. Richard Wilmshurst asked for a change in property designation from AG to RL on Hwy. 4 west (sic) of Hwy. 49.

STAFF COMMENT Sec. comments and recommendation to letter dated October 24, 1994.

C. Richard Wilmshurst expressed concerns about circulation in the area of Hwy. 4, Monte Verda to Gardner Lane.

STAFF COMMENT: This area is being considered for special circulation planning in the near future.

STAFF RECOMMENDATION: No action at this time.



STUDY 1: A STUDY OF THE EFFECTS OF A NEW DRUG ON THE TREATMENT OF A DISEASE. THE STUDY WAS CONDUCTED IN A HOSPITAL SETTING.

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STUDY 3: A STUDY OF THE EFFECTS OF A NEW DRUG ON THE TREATMENT OF A DISEASE. THE STUDY WAS CONDUCTED IN A HOSPITAL SETTING.

STUDY 4: A STUDY OF THE EFFECTS OF A NEW DRUG ON THE TREATMENT OF A DISEASE. THE STUDY WAS CONDUCTED IN A HOSPITAL SETTING.

TO: Mayor and Councilmembers  
FROM: City Administrator   
SUBJECT: RESPONSES TO PUBLIC COMMENTS  
OCTOBER 13, 1994  
DATE: 6-27-95

1. Letters from: Terry & Barbara Broadhead  
Arto & Jeanne Hirvonen  
Mary Voor  
Dorothy Finley  
Gregory Gran

All requesting change from present RL (low density) designation to RM (medium density) designation for properties on Dogtown Road just East of Highway 49.

STAFF COMMENT: The surrounding designations for these properties is Commercial Residential Medium density. These properties appear as a peninsula of Residential Low density. Proper planning practices would suggest this area be designated for Residential Medium Density. The Planning Commission considered this area but did not make a recommendation.

STAFF RECOMMENDATION: Staff would recommend that this area be designated as RM (Residential Medium Density)

2. Verbal Comments:

A. Angel Oaks Area

1. Ron Davis asked that Sierra Street, an unincorporated fire access lane, be included in the circulation plan, claiming it has been in the past.

STAFF COMMENT: The City Engineer has reviewed his records and believes this should be included in the Circulation Element.

2. Ron Davis asked about Tuolumne to Angel Oaks boundary.

STAFF COMMENT: This is believed to relate to the above item.

3. Ron Davis noted the need to designate 1.55 acre parcel as O.S. (Open Space) in the Angel Oaks Subdivision.

STAFF COMMENT: This site should be recorded as O.S. It was overlooked in the initial plan preparation.

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# CITY OF ANGELS FIRE DEPARTMENT

PO BOX 667 ANGELS CAMP, CA. 95222  
(209) 736-4081 - FAX (209) 736-0709  
B. DEWAYNE BROWN, FIRE CHIEF

## MEMORANDUM

TO: MAYOR AND COUNCIL  
FROM: B. DEWAYNE BROWN, FIRE CHIEF  
DATE: DECEMBER 19, 1994  
SUBJECT: INPUT ON DRAFT GENERAL PLAN

### SECTION 6.3 OTHER NOISE SOURCES

This section identifies the Angels firestation as source of siren noise (vehicle siren), and I wanted to point out that there are other sites in the community with like potential.

1. THE POLICE DEPARTMENT AT 753 SOUTH MAIN
2. CAL-SIERRA AMBULANCE QUARTERS AT 1092 SOUTH MAIN
3. ALTAVILLE-MELONIES FPD STATION AT 143 MONTE VERDA
4. ALTAVILLE CDF STATION AT 125 NORTH MAIN

Also, note there are currently three fixed siren sites (town sirens)

1. ANGELS FIRE DEPARTMENT AT SOUTH SUMMIT AND RASPBERRY (A 5HP ELEVATED TO 65', 107db AT 100')
2. ALTAVILLE-MELONIES FPD HAS A 10HP ELEVATED TO 65', 115db AT 100' AT ALTAVILLAGE CENTER, AND ONE ON TOP OF THE STATION AT 143 MONTE VERDA 5HP, 100db AT 100'

### SECTION 5.13 CIRCULATION ISSUES AND CONCERNS

Normal traffic circulation on main street is routinely impacted by fire emergencies along main street. These events require detouring traffic over city surface streets and usually termination of truck traffic in the area (the Bret Harte incident stopped truck traffic through Altaville for about 5 hours). The section of main street south of Angels Creek to the city limits requires at least one lane closure for even minor events such as a medical call, and fire emergencies in this area have closed the highway to all traffic for up to 5 to 6 hours with no detour.

Additionally, heavy traffic due to events in town and at the fairgrounds impact access to the station by the volunteers (in private vehicles) and our ability to move fire apparatus to the scene.





**LAND USE AREAS WITHIN CITY LIMITS**

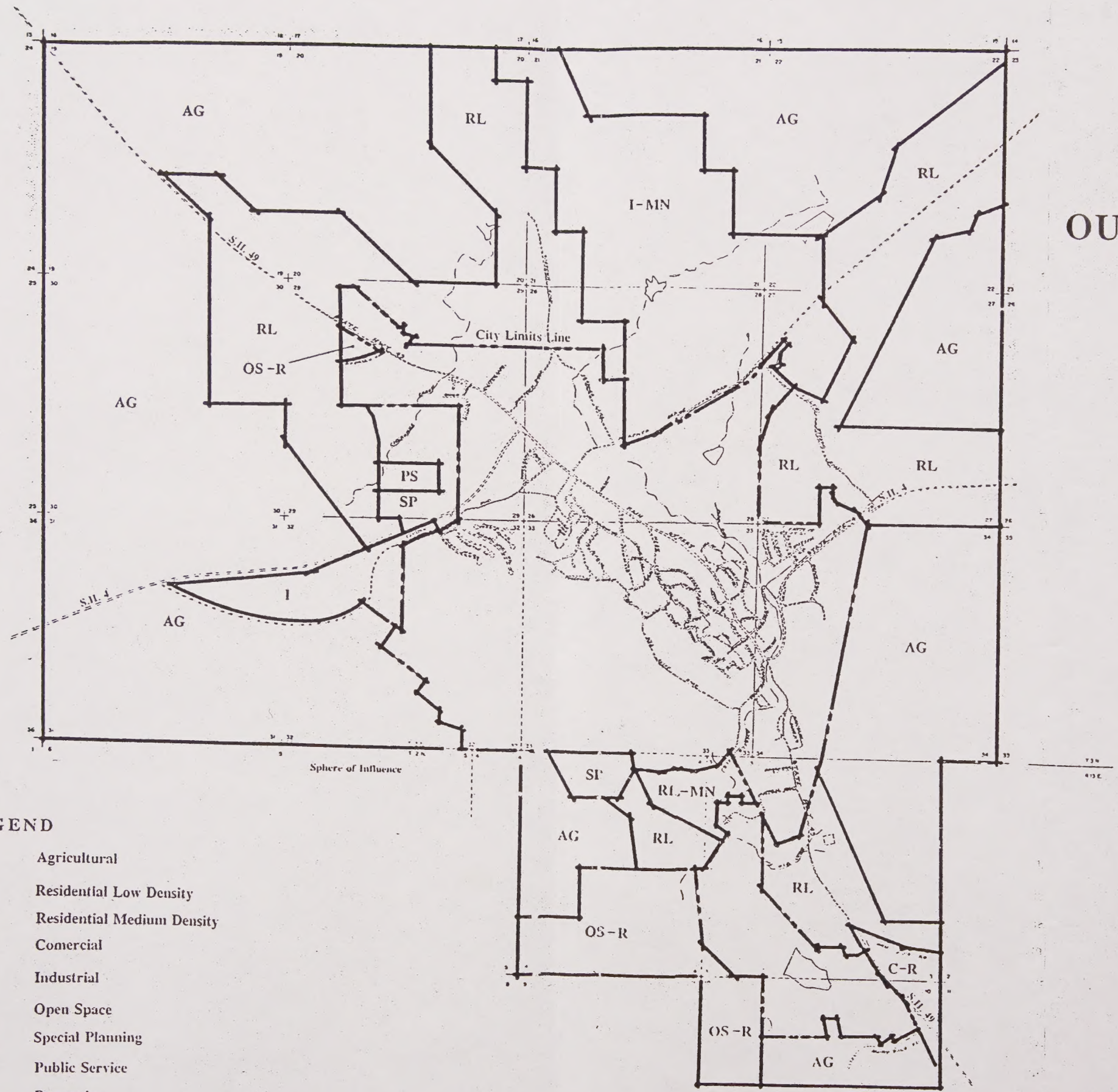
**LEGEND**

|     |                            |
|-----|----------------------------|
| AG  | Agricultural               |
| RL  | Residential Low Density    |
| RM  | Residential Medium Density |
| C   | Commercial                 |
| I   | Industrial                 |
| OS  | Open Space                 |
| SP  | Special Planning           |
| PS  | Public Service             |
| REC | Recreation                 |
| MN  | Mining                     |

**LAND USE & OPEN SPACE ELEMENT**  
City of Los Angeles General Plan



# LAND USE AREAS OUTSIDE CITY LIMITS

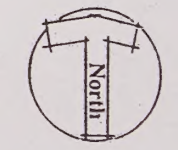


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Sphere of Influence*

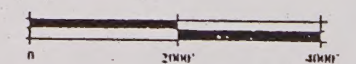
*define  
city limits  
show of  
Sphere of Influence*

## LEGEND

|     |                            |
|-----|----------------------------|
| AG  | Agricultural               |
| RL  | Residential Low Density    |
| RM  | Residential Medium Density |
| C   | Comercial                  |
| I   | Industrial                 |
| OS  | Open Space                 |
| SP  | Special Planning           |
| PS  | Public Service             |
| REC | Recreation                 |
| MN  | Mining                     |



LAND USE ELEMENT  
City of Angels General Plan





# 2010 NOISE LEVEL EXPOSURE AREAS (NO BYPASSES)

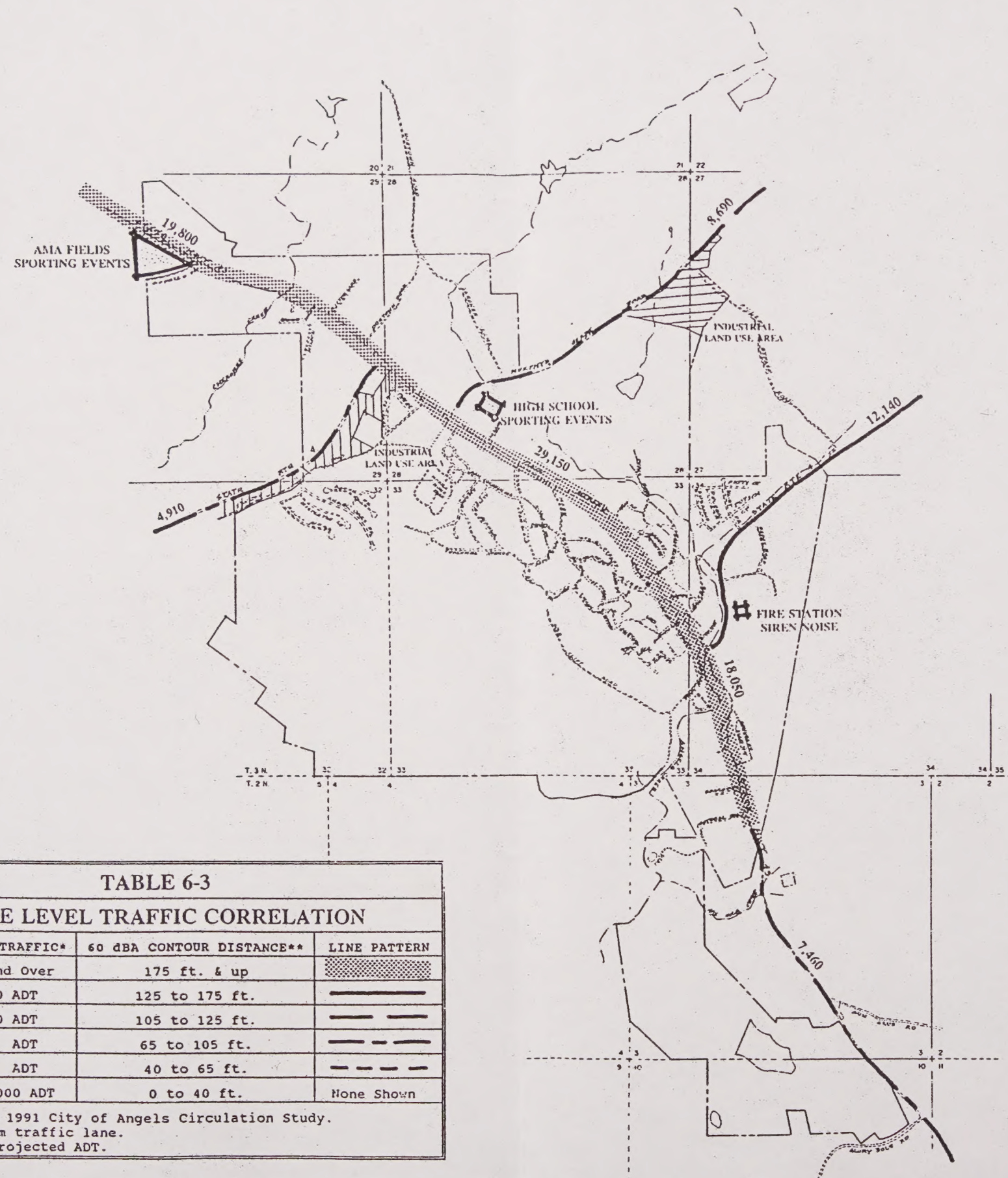


TABLE 6-3

NOISE LEVEL TRAFFIC CORRELATION

| AVERAGE DAILY TRAFFIC* | 60 dBA CONTOUR DISTANCE** | LINE PATTERN |
|------------------------|---------------------------|--------------|
| 15,000 ADT and Over    | 175 ft. & up              |              |
| 10 - 15,000 ADT        | 125 to 175 ft.            |              |
| 8 - 10,000 ADT         | 105 to 125 ft.            |              |
| 4 - 8,000 ADT          | 65 to 105 ft.             |              |
| 2 - 4,000 ADT          | 40 to 65 ft.              |              |
| Less than 2,000 ADT    | 0 to 40 ft.               | None Shown   |

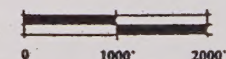
\*Source: May 1991 City of Angels Circulation Study.

\*\*Distance from traffic lane.

XXXXX - 2010 Projected ADT.



NOISE ELEMENT  
City of Angels General Plan





# 2010 NOISE LEVEL EXPOSURE AREAS ( BOTH BYPASSES )

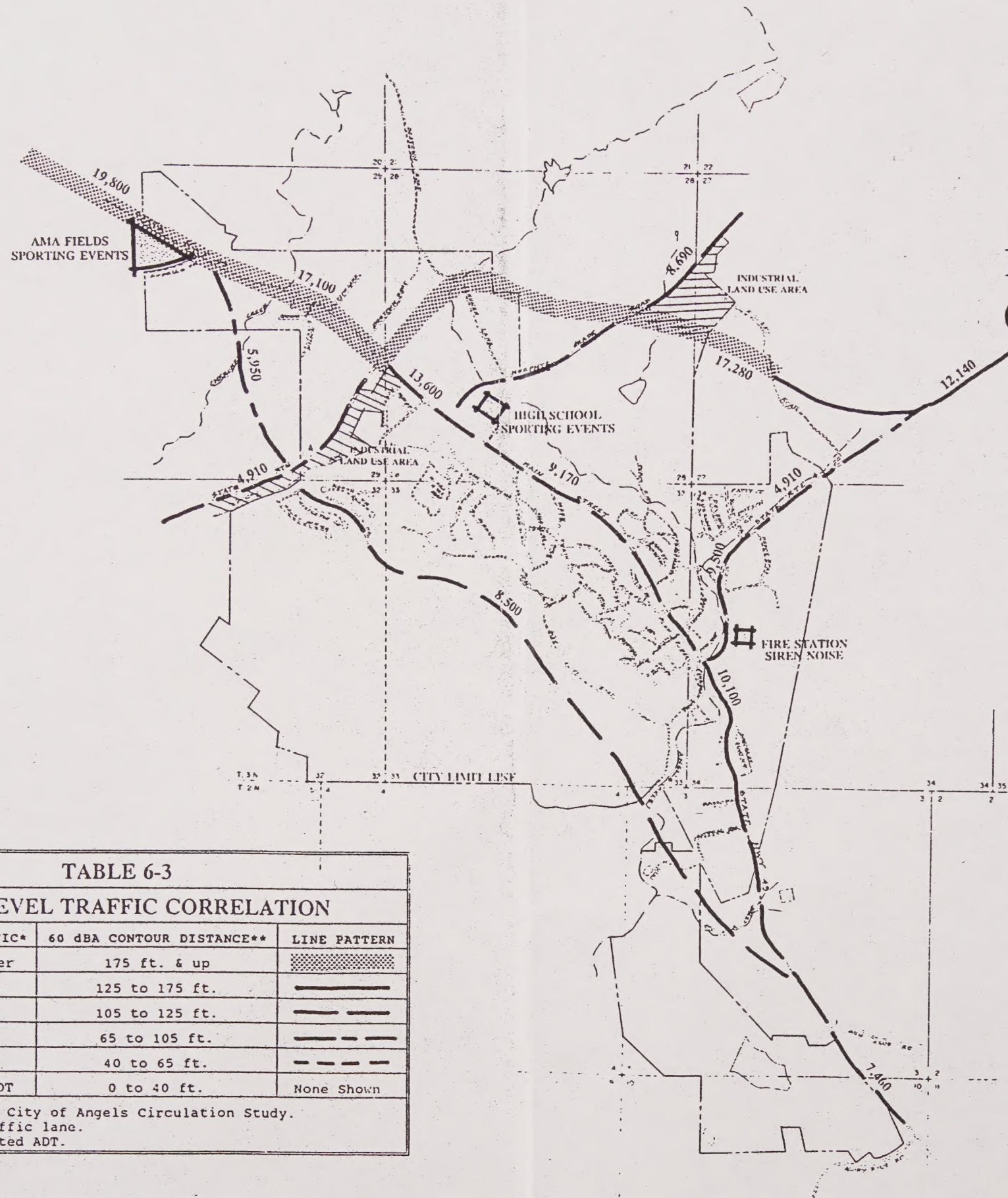


TABLE 6-3

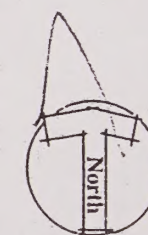
NOISE LEVEL TRAFFIC CORRELATION

| AVERAGE DAILY TRAFFIC* | 60 dBA CONTOUR DISTANCE** | LINE PATTERN |
|------------------------|---------------------------|--------------|
| 15,000 ADT and Over    | 175 ft. & up              |              |
| 10 - 15,000 ADT        | 125 to 175 ft.            |              |
| 8 - 10,000 ADT         | 105 to 125 ft.            |              |
| 4 - 8,000 ADT          | 65 to 105 ft.             |              |
| 2 - 4,000 ADT          | 40 to 65 ft.              |              |
| Less than 2,000 ADT    | 0 to 40 ft.               | None Shown   |

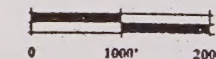
\*Source: May 1991 City of Angels Circulation Study.

\*\*Distance from traffic lane.

XXXXX - 2010 Projected ADT.

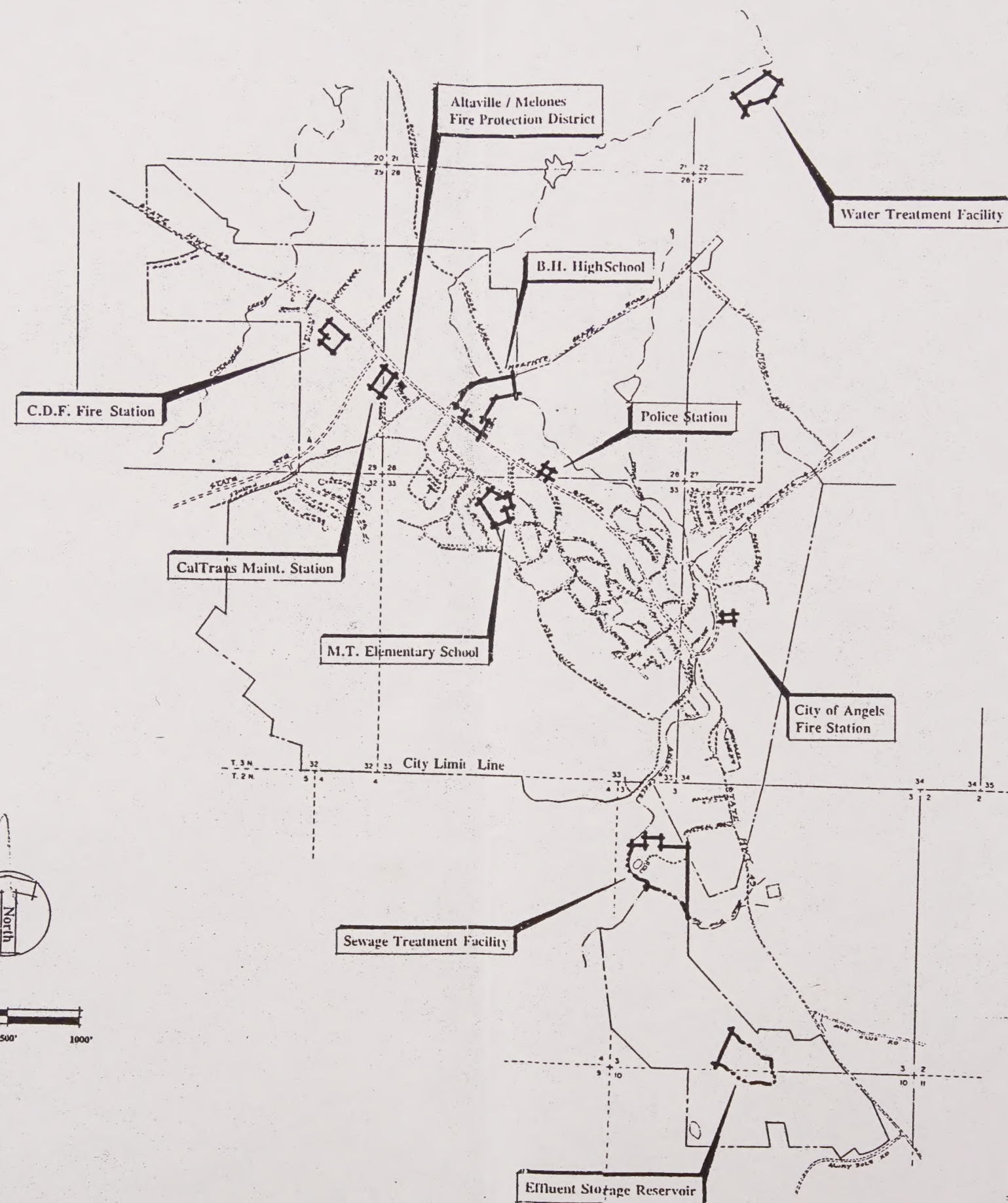


NOISE ELEMENT  
City of Angels General Plan





# LOCATION MAP OF PUBLIC FACILITIES



PUBLIC FACILITIES ELEMENT  
City of Angels General Plan



# 1994 NOISE LEVEL EXPOSURE AREAS

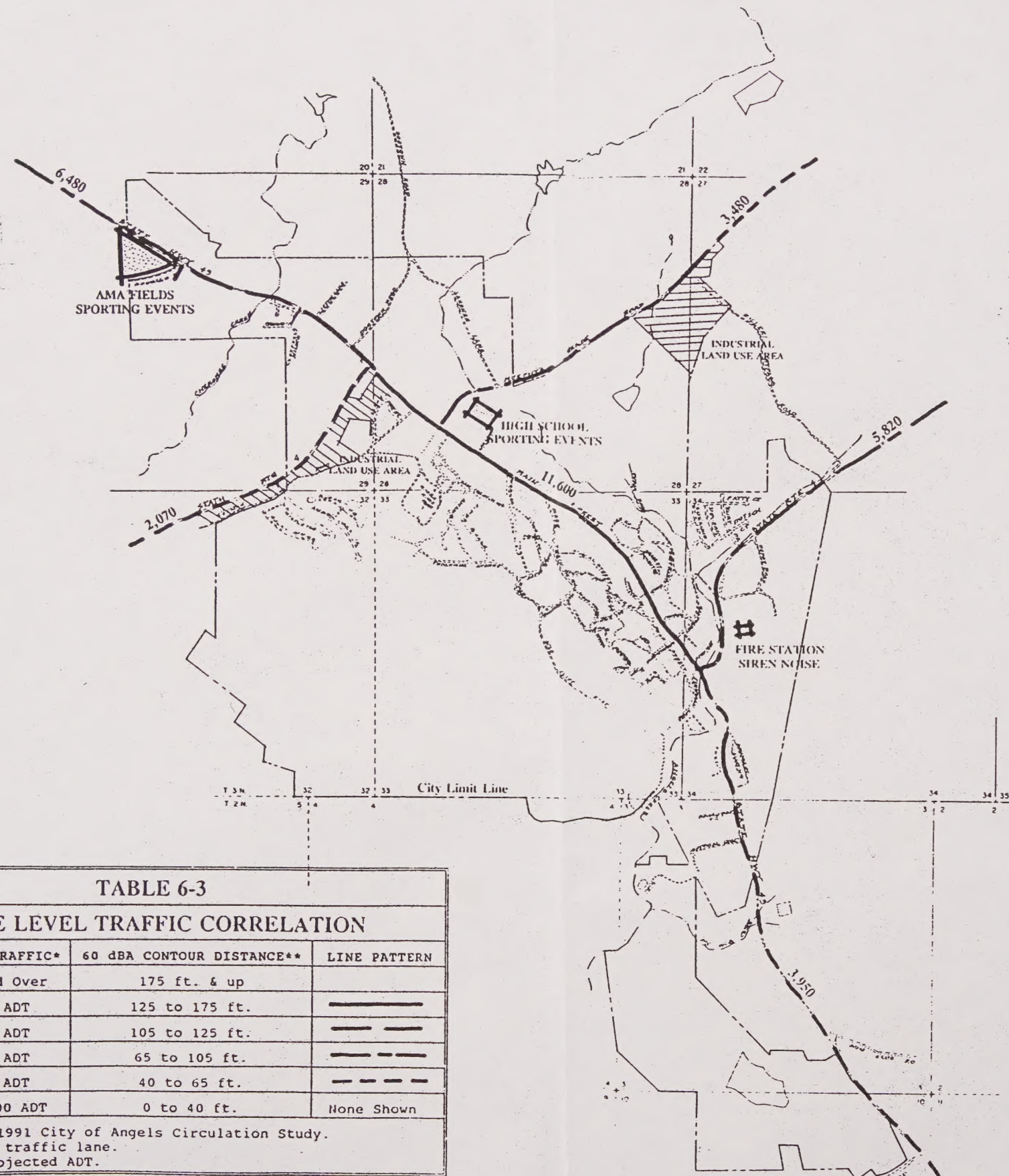


TABLE 6-3

## NOISE LEVEL TRAFFIC CORRELATION

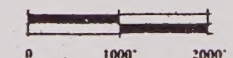
| AVERAGE DAILY TRAFFIC* | 60 dBA CONTOUR DISTANCE** | LINE PATTERN |
|------------------------|---------------------------|--------------|
| 15,000 ADT and Over    | 175 ft. & up              | ————         |
| 10 - 15,000 ADT        | 125 to 175 ft.            | ——— ———      |
| 8 - 10,000 ADT         | 105 to 125 ft.            | —— — — —     |
| 4 - 8,000 ADT          | 65 to 105 ft.             | - · - · - ·  |
| 2 - 4,000 ADT          | 40 to 65 ft.              | ·····        |
| Less than 2,000 ADT    | 0 to 40 ft.               | None Shown   |

\*Source: May 1991 City of Angels Circulation Study.

\*\*Distance from traffic lane.

XXXXX - 1994 Projected ADT.

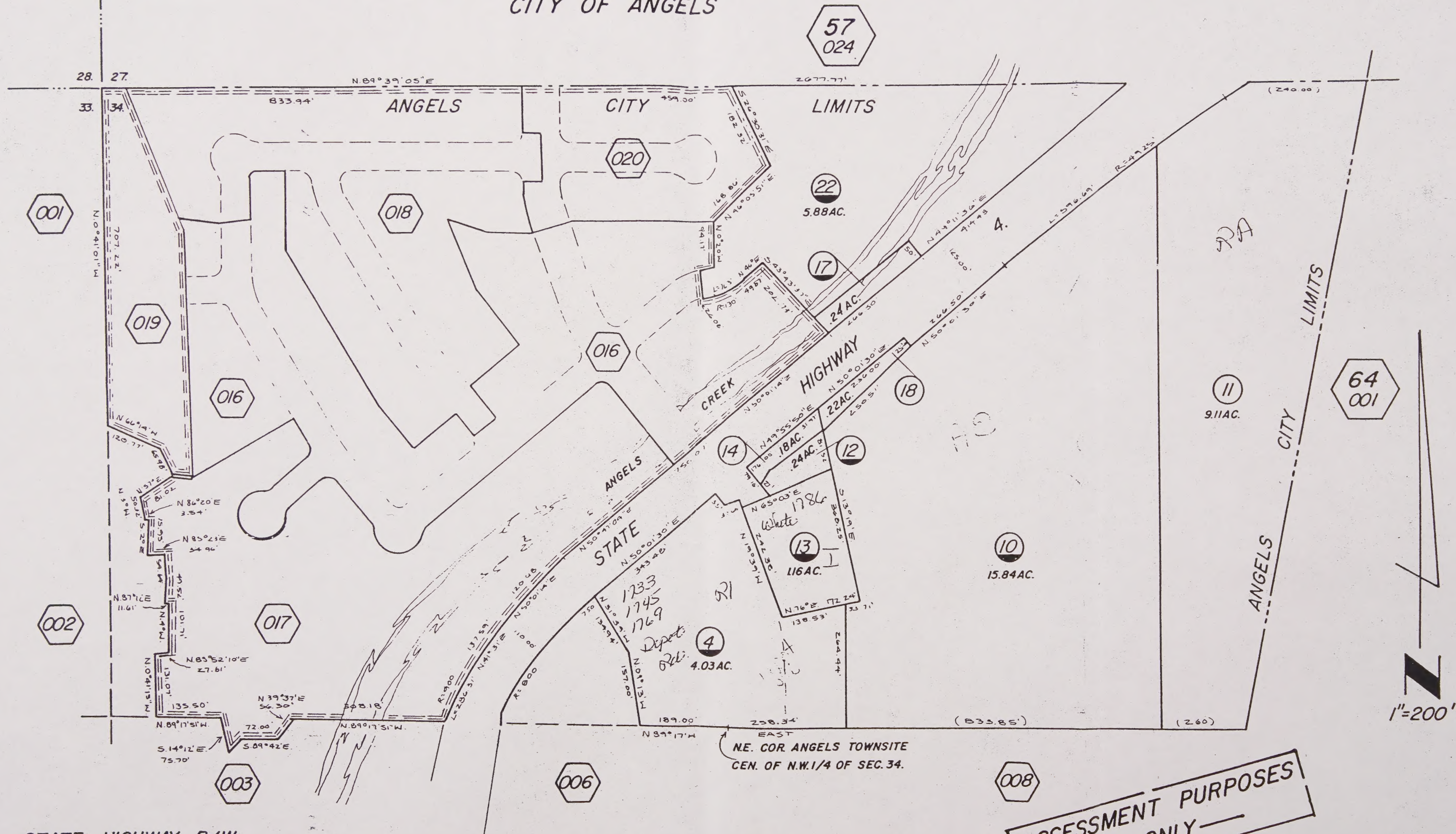
NOISE ELEMENT  
City of Angels General Plan





T.3N., R.13E., POR. SEC. 34.  
CITY OF ANGELS

TAX AREA CODE 1-000



STATE HIGHWAY R/W  
R.O.S.2-137,3-179,4-26,12-4,12-67,  
P.M. 8-108,

FOR MIN'L RIGHTS SEE PAGE 405.

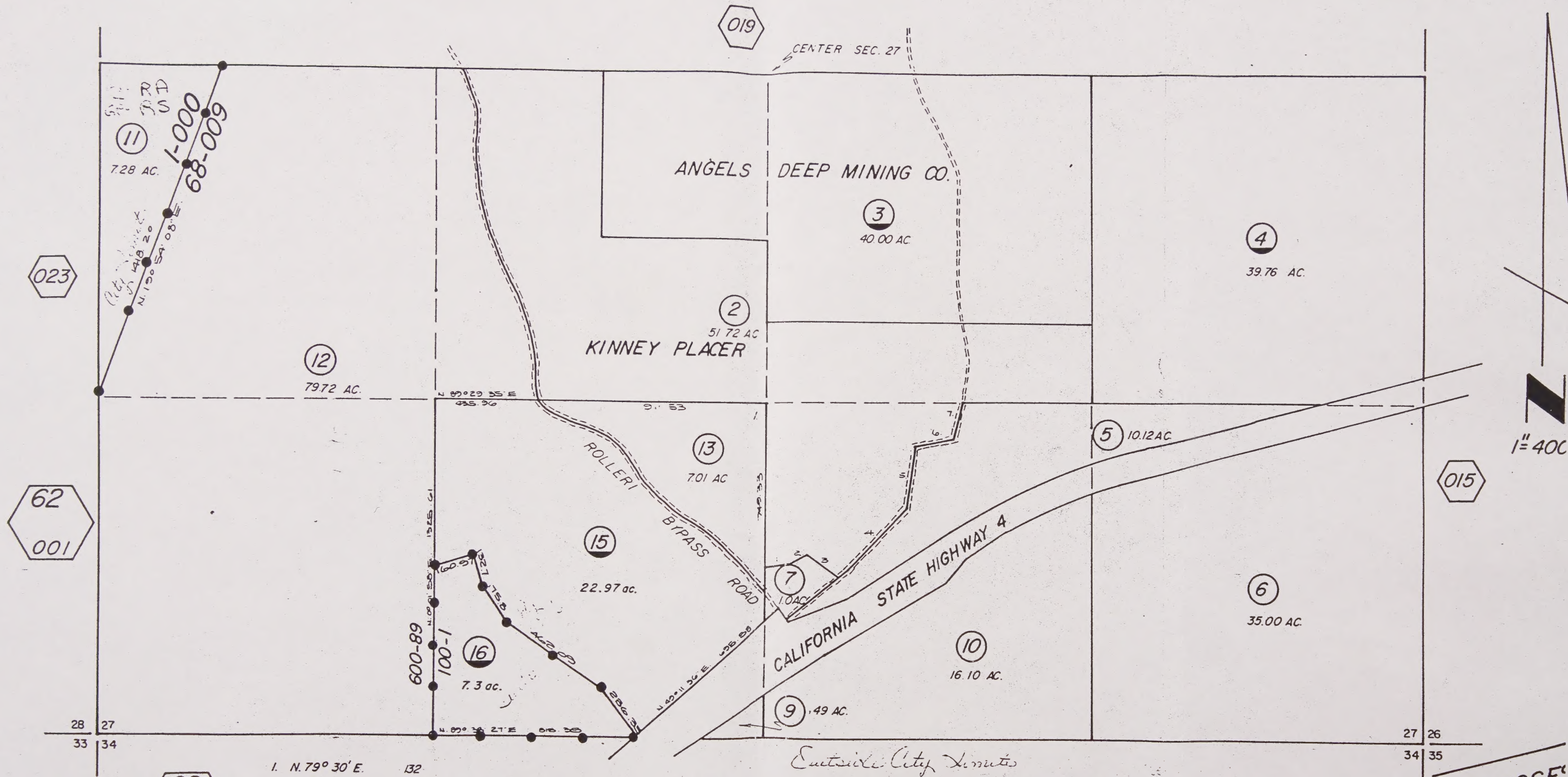
ASSESSMENT PURPOSES  
ONLY

CALAVERAS COUNTY  
ASSESSOR'S MAPS  
BOOK 62 PAGE 005



T. 3N., R. 13E. S 1/2 OF SEC. 27

TAX AREA CODE 1-000  
68-009  
1-001



- |                  |        |
|------------------|--------|
| 1. N. 79° 30' E. | 132    |
| 2. N. 64° 00' E. | 38.28  |
| 3. S. 64° 00' E. | 151.8  |
| 4. N. 43° 30' E. | 368.28 |
| 5. N. 10° 00' E. | 250.14 |
| 6. N. 81° 30' E. | 148.5  |
| 7. N. 15° 30' E. | 194.71 |

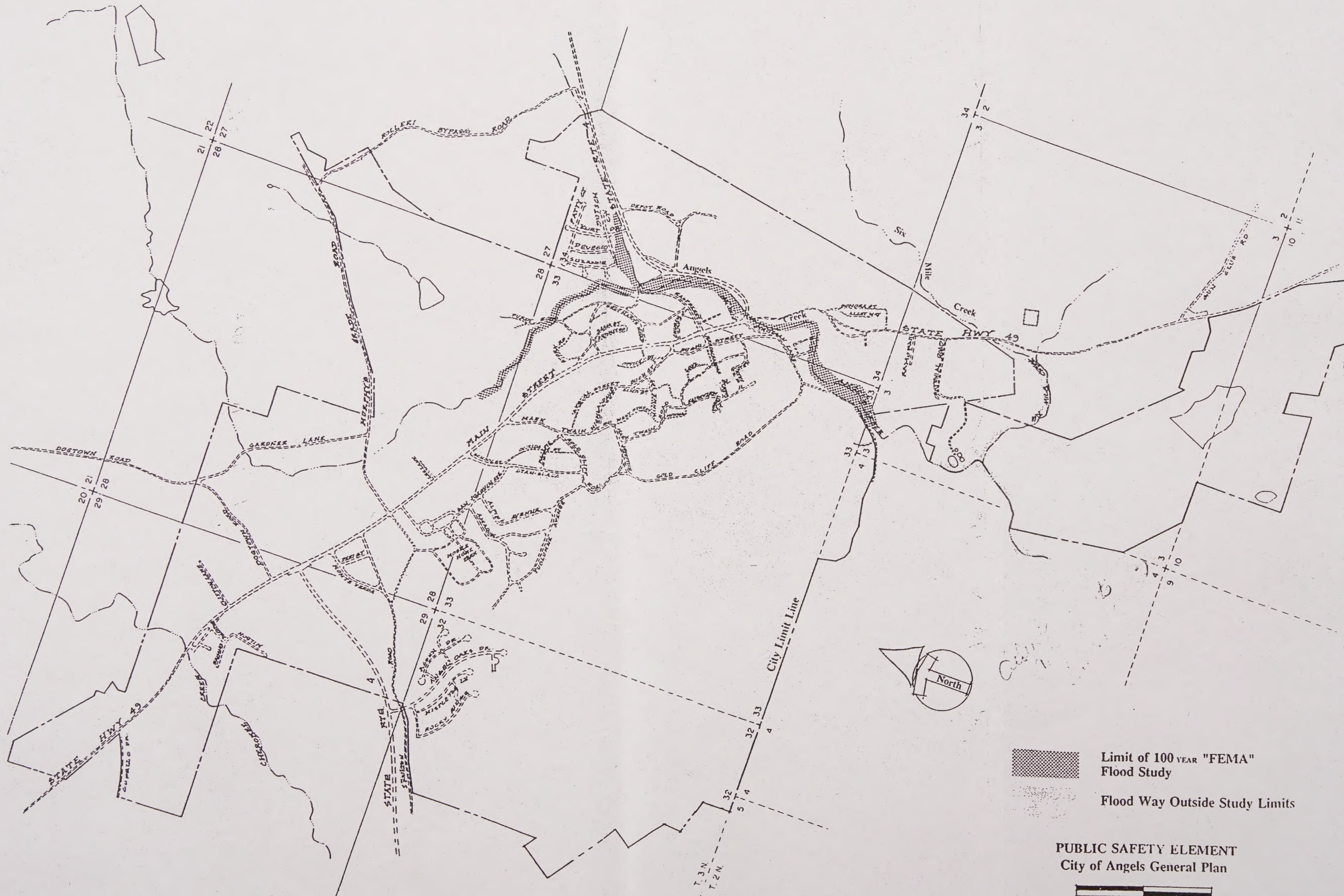
R.O.S. 8-42, 12-67

P.M. 2-56

FOR MIN'L RIGHTS SEE PAGE 424

ASSESSMENT PURPOSE ONLY  
CALAVERAS COUNTY  
ASSESSOR'S MAPS  
BOOK 57 PAGE 024





Limit of 100 year "FEMA"  
Flood Study

Flood Way Outside Study Limits

PUBLIC SAFETY ELEMENT  
City of Angels General Plan



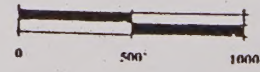
# LEGEND

|                  |                |                            |
|------------------|----------------|----------------------------|
| Existing Roadway | Future Roadway | Classifications            |
| —————            | —————          | Arterial                   |
| -----            | -----          | Major Collector            |
| 0000000000       | -----          | Minor Collector            |
| -----            | -----          | Local Street               |
|                  | BW             | Bikeway                    |
|                  | -----          | City Limits Line           |
|                  | -----          | Recommended Routing (1981) |
|                  | -----          | Bypass Study               |

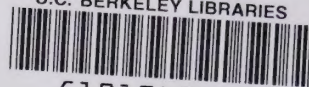
## CITY STREET AND HIGHWAY PLAN 1994



CIRCULATION ELEMENT  
City of Angels General Plan







0101747675

UNIT OF ANALYSIS: THE DOCUMENT

NO. 100-100000-100000  
DATE: 10-10-10  
BY: 100-100000-100000

UNIT OF ANALYSIS: THE DOCUMENT  
NO. 100-100000-100000  
DATE: 10-10-10  
BY: 100-100000-100000

UNIT OF ANALYSIS: THE DOCUMENT

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